THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250551034

Karen Johnson Davidson County
Batch # 1306638 DEEDWARR
08/07/2025 11 51 21 AM 2 pgs
Fees $13 00 Taxes $1,332 00
20250807-0062739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of August, 2025.

Notary Public
My Commission Expires:

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
412 E Bend, LLC. 5819 N Park Rd Fort Lauderdale, TN 33312	New Owner	Tax Parcel ID No. 091 13 0 247.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nash Rentals, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **412 E Bend, LLC, a Florida limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot 6, BLOCK I, FIRST SECTION OF CROLYWOOD SUBDIVISION, as shown on plat of record in Plat Book 1130, Page 65, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nash Rentals, LLC, by Quitclaim Deed from Theodore McCarley IV, of record in Instrument No. 20090518-0045576, in the Register's Office of Davidson County, Tennessee, dated May 18, 2009, and recorded on May 18, 2009.

Being the same property conveyed to Theodore McCarley IV, by Quitclaim Deed from Nash Rentals, LLC, of record in Instrument No. 20090415-0034142, in the Register's Office of Davidson County, Tennessee, dated April 15, 2009, and recorded on April 15, 2009.

Being the same property conveyed to Nash Rentals, LLC, by Quitclaim Deed from Theodore T. McCarley, IV, of record in Instrument No. 20080819-0085247, in the Register's Office of Davidson County, Tennessee, dated August 15, 2008, and recorded on August 19, 2008.

Being the same property conveyed to Theodore T. McCarley IV, married, by Warranty Deed from Jerry Martin Jr. and wife, Candy R. Maitland, of record in Instrument No. 20080804-0079729, in the Register's Office of Davidson County, Tennessee, dated August 01, 2008, and recorded on August 04, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST SECTION OF CROLYWOOD SUBDIVISION, as recorded in Plat Book 1130, Page(s) 65.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1358, Page 141.

This is improved property located at 412 East Bend Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2025.

Nash Rentals, LLC.

By: Ryan Dieck, Authorized Agent

Ryan Dieck, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent (or other officer authorized to execute the instrument) of Nash Rentals, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of August, 2025.

Notary Public

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027