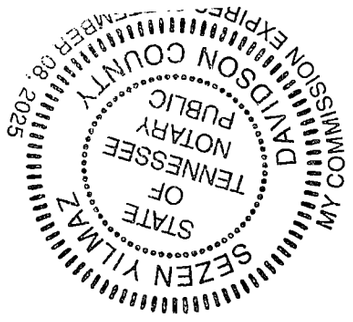
Karen Johnson
Batch # 1309520
08/13/2025 10:27:53 AM
Fees: $13.00 Taxes: $1,702.00
Davidson County
DEEDWARR
2 pgs
20250813-0064409

Warranty Deed

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible]ville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leed Solutions, LLC	NEW OWNER	093-13-2A-019.00-CO
1002 Division Street #402		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANK C. CARLUCCI, IV, TRUSTEE OF THE MARINA CARLUCCI 2011 TRUST DATED DECEMBER 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEED SOLUTIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, Being Unit No. 402 of 1000 Division Street Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 Division Street Condominiums, of record Instrument Number 20160928-0102220, as amended in Instrument Number 20170818-0085326 and Instrument Number 20171005-0102601 and Instrument Number 20210315-0034147 and Instrument Number 20210408-0046695, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to Frank C. Carlucci, IV, Trustee of The Marina Carlucci 2011 Trust by Warranty Deed from 1000 Division Street, LLC, a Tennessee limited liability company of record in Instrument No. 20210505-0060291 Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 05, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1002 Division Street #402, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of August, 2025.

The Marina Carlucci 2011 Trust dated December 20, 2011

By: F. C. C. IV, Trustee
Frank C. Carlucci, IV, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank C. Carlucci, IV, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Marina Carlucci 2011 Trust dated December 20, 2011, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 7th day of August, 2025.

Notary Public

My Commission Expires:

3-3-26

