Name and Address of New Owner:
Allie Harrison and Andrew Harrison
954 Mansfield Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1310282 DEEDWARR
08/15/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,026.49
20250815-0064978

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-08-0-363

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jenika Group Inc., a California Corporation Inc.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allie Harrison, and Andrew Harrison,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Phillip Olwill's Addition to East Nashville, as of record in Book 57, Page 134, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenika Group Inc., a California Corporation, by Warranty Deed dated August 5, 2024 from Music City Holdings LLC, a Texas Limited Liability Company, recorded August 14, 2024 in Instrument No. 20240814-0061744 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of August, 2025.

Jenika Group Inc.

By: Sergey Surenkov

Sergey Surenkov, Chief Executive Officer

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sergey Surenkov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Chief Executive Officer of Jenika Group Inc., the within named bargainor, and he as such Chief Executive Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Jenika Group Inc., by himself as Chief Executive Officer.

Witness my hand and seal, this 13th day of August, 2025.

Notary Signature

My commission expires:

LAURIELLE CAMPBELL
Notary Public - Maryland
Montgomery County
My Commission Expires Apr 11, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $547,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kirsten Virden
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of August, 2025.

Rachel Marie Collins
Notary Signature
My commission expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/14/2025.

Affiant Signature

08/14/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/14/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY