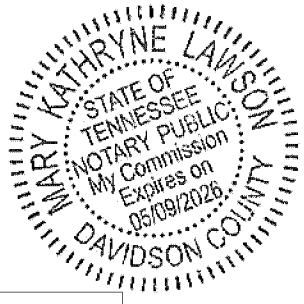
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTY FIVE THOUSAND AND 00/100 ($555,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1310992 DEEDWARR
08/15/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20250815-0065218

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CHARLEY FRANCIS KELLY (NAME)	**NEW OWNER** (NAME)	**091124C90000CO**
600 41ST AVENUE NORTH #A NASHVILLE, TN 37209 (ADDRESS)	**600 41st Ave N. #A Nashville, TN 37209** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of August, 2025, the undersigned, **MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CHARLEY FRANCIS KELLY, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address OF **600 41ST AVENUE NORTH, A, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Wilson County, Tennessee, being Unit 600 A 41st Avenue on the Plan of 600 41st Ave. North, depicted in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for SixHundred FortyFirst Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210929-0131002, and amended in Instrument No. 20230807-0060605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to MRE OZ Fund, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sondra F. Morris, Executrix for the Estate of Robert N. Moore, Jr. and Sondra F. Morris, individually as devisee, of record in Instrument No. 20210409-0047701 Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 09, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of August, 2025.

GRANTOR: MRE OZ Fund, LLC, A Tennessee Limited Liability Company
By: MRE Development Partners, GP, A Tennessee General Partnership

By: Jon R. Wagenman, Its Managing Partner

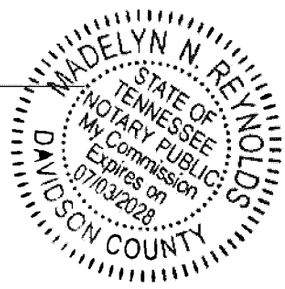
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JON R. WAGENMAN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent by Consent Action for **MRE OZ Fund, LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **MRE OZ Fund, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Agent by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent by Consent Action.

WITNESS my hand, at office, on this 7th day of August, 2025.

Notary Public

My Commission Expires



Certificate of Authenticity

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 **August 7th, 2025**.

Affiant Signature

August 7th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
15th day of **August**, 20**25**.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

