This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24580-AP

Karen Johnson Davidson County
Batch# 1311148 DEEDWARR
08/18/2025 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20250818-0065458

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

Affiant

Amelia Swanson State of Tennessee Notary Public Williamson County

Subscribed and sworn to before me, this the 4th day of August, 2025.

Notary Public
My Commission Expires: 3-03-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
62715 Trust 155 N Lake Ave, Suite 700 Pasadena, CA 91101	New Owner	115-12-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chandelier Development Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **of Michael Brown, Trustee of 62715 Trust, dated July 27, 2017**, hereinafter called the Grantee(s), its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 58, Section "C", Plan of West Meade Farms, Inc., according to survey and plat of same appearing of record in Book 1835, page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chandelier Development Inc., a Tennesssee corporation by Quitclaim Deed from W Development LLC, a Mississippi limited liability company, being dated August 1, 2025 and recorded in Instrument No. __*_____ in the Register's Office for Davidson County, Tennessee; further being the same property conveyed to W Development LLC, a Mississippi limited liability company, by Warranty Deed from Peter N. Honsberger and spouse, Janice N. Honsberger being dated June 22, 2022 and recorded June 27, 2022 in Instrument No. 20220627-0073074, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6120 Bresslyn Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

*202508180065457

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 4th day of August, 2025.

GRANTOR:

Chandelier Development Inc.,
a Tennessee corporation

By: _____
Jim Myers, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Myers the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of Chandelier Development Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2025.

_____
Notary Public
My Commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

True Copy Certification

I, Yvette Meldrum, 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 4, 2025.

Signature
August 4, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 4, 2025

Notary's Signature

My Commission Expires: 10-25-26

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY