Karen Johnson Davidson County
Batch# 1311442 DEEDWARR
08/18/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250818-0065837

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2025.

Notary Public
My commission expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sanders Land, LLC	**New Owner**	**093110H05100CO**
1518 Wendell Avenue, Unit A		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

SS Loomis, LLC, a California limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sanders Land, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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 known and designated as Unit No. 510 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592, as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit"B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to SS Loomis, LLC, a California limited liability company, by Warranty Deed from Joseph John Shields, IV, unmarried, dated March 26, 2024, of record in Instrument No. 20240401-0022058, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Public Right of Way of record in Instrument No. 20200127-0009426, said Register's Office.

Ordinance of record in Book 10512, Page 464, Book 10512, Page 477, Instrument No. 20130903-0092714, Instrument No. 20130903-0092716, said Register's Office.

Restriction Amendment of record in Instrument No. 20211208-0162784, said Register's Office.

HOA Charter of record in Instrument No. 20200123-0008589, said Register's Office.
Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 65 Lindsley Ave, #510, Nashville, TN 37210.

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

SS Loomis, LLC

_____ Date: 8.14.25
By: Shelby Worthington-Loomis, Member

_____ Date: 8-14-25
By: Steve Loomis, Member

STATE OF CALIFORNIA

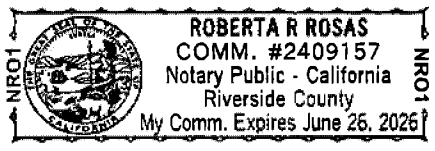
COUNTY OF RIVERSIDE

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Shelby Worthington-Loomis and Steve Loomis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Members of SS Loomis, LLC and that they are authorized by SS Loomis, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of AUGUST, 2025.

Roberta R Rosas
NOTARY PUBLIC

My Commission Expires: 06/26/2026



Certificate of Authenticity

I, Joshua A. Terry, 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 8/14/25.

Affiant Signature – Joshua A. Terry

8/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27