WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314014 DEEDWARR
08/25/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,755.50
20250825-0067871

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $1,015,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 5th DAY OF August, 2025.

Notary Public

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Dynamic Investors, LLC	Dynamic Investors, LLC	105-01-2B-001.00-CO
(NAME) 1011 Southside Avenue, A	(NAME) 1011 Southside Avenue, A	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Michael J. Gustafson, a single person, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Dynamic Investors, LLC, a Limited Liability Company , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. A, also known as Unit 1011A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1011 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160603-0055881, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael J. Gustafson, a single person by Deed dated August 10, 2021 from SAE Properties, LLC, recorded August 24, 2021, in Instrument Number 2021084-0114130, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1011 Southside Avenue, A, Nashville, TN 37203

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 5 day of Aug, 2025.

Michael J. Gustafson

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 5th day of August, 2025, before me personally appeared Michael J. Gustafson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2025.

Notary Signature
My commission expires:

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

202508250067871

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/5/25 (date of document).

Affiant Signature

8/5/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 8th day of August, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29