**WARRANTY DEED**

2025-37

Karen Johnson
Batch # 1317958
09/04/2025 08 22 03 AM
Fees $23 00 Taxes $14,474 40

Davidson County
DEEDWARR
4 pgs

20250904-0070470

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,912,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of September, 2025.

(Affix Seal) Notary Public
My Commission Expires 7-6-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO.
**ANCHOR TITLE, LLC**
709 Hagan Street,
Nashville, TN 37203

| Address of New Owners | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Charter Oaks Realestate I, LLC<br>2325 E 16th Street<br>Newport Beach, CA 92663 | NEW OWNER | 072 15 1T 001.00<br>072 15 1T 002.00<br>072 15 0H 001.00<br>072 15 0H 002 00<br>072 15 1S 001 00<br>072 15 1S 002.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Pennington Vertical, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charter Oaks Realestate I, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**Parcel 1 and 2:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos A and B of Homes at 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20241003-0076633, 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 part of the same property conveyed to Pennington Vertical, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Equity Partners Group, LLC, a Tennessee Limited Liability Company dated April 29, 2025 and recorded on April 29, 2025 of record as Instrument No 20250429-0033020, in the Register's Office of Davidson County, Tennessee.

Parcel Nos.. 072 15 1T 001.00 and 072 15 1T 002.00
Being also known as 2623 A and B Pennington Avenue, Nashville, TN 37216

**Parcel 3 and 4:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos. C and D of Homes at 2623 C Pennington Avenue & 2623 D Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2623 C Pennington Avenue & 2623 D Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20240927-0075170, 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 part of the same property conveyed to Pennington Vertical, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Equity Partners Group, LLC, a Tennessee Limited Liability Company dated April 29, 2025 and recorded on April 29, 2025 of record as Instrument No. 20250429-0033020, in the Register's Office of Davidson County, Tennessee.

Parcel Nos.: 072 15 0H 001.00 and 072 15 0H 002.00
Being also known as 2623 C and D Pennington Avenue, Nashville, TN 37216

**Parcel 5 and 6:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos. A and B of Homes at 2625 A Pennington Avenue & 2625 B Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2625 A Pennington Avenue & 2625 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20241003-0076632, 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 part of the same property conveyed to Pennington Vertical, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Equity Partners Group, LLC, a Tennessee Limited Liability Company dated April 29, 2025 and recorded on April 29, 2025 of record as Instrument No. 20250429-0033020, in the Register's Office of Davidson County, Tennessee.

Parcel Nos.: 072 15 1S 001.00 and 072 15 1S 002.00
Being also known as 2625 A and B Pennington Avenue, Nashville, TN 37216

**( ) unimproved**
**This is ( X ) improved property known as:** 2623 A, B, C and D Pennington Avenue and 2625 A and B Pennington Avenue, Nashville, TN 37216.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.**

Witness my/our hand(s) this 2nd day of September, 2025.

Pennington Vertical, LLC, By: Colin Ellis, Member

Pennington Vertical, LLC, By: Derrick Sandoval, Member

Pennington Vertical, LLC, By: Kacy Ellis, Managing Member

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member( or other officer authorized to execute the instrument) of Pennington Vertical, LLC the within named bargainor, a limited liability company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 2nd day of September, 2025

NOTARY SIGNATURE
Notary Expires· 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Derrick Sandoval, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member( or other officer authorized to execute the instrument) of Pennington Vertical, LLC the within named bargainor, a limited liability company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 2nd day of September, 2025.

NOTARY SIGNATURE
Notary Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Kacy Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member( or other officer authorized to execute the instrument) of Pennington Vertical, LLC the within named bargainor, a limited liability company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 2nd day of September, 2025.

NOTARY SIGNATURE
Notary Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY