Karen Johnson Davidson County
Batch# 1318220 DEEDWARRSP
09/04/2025 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20250904-0070819

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**Vylla Title, LLC** **1187 Thorn Run Rd. Ext, Suite 320** **Coraopolis, PA 15108**	Jobin 22 LLC 3500 S DuPont Hwy Dover, DE 19901

Order Number: 101-10756227

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sunbelt Equity LLC, a Georgia Limited Liability Company,** for Three Hundred Thousand Dollars and 00/100 ($300,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Jobin 22 LLC a Delaware Limited Liability Company,** whose address is 3500 S DuPont Hwy., Dover, DE 19901, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 66, on the Plan of Dreamland Estates Southeast, Section 2, of record in Plat Book 5200, Page 648, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 162-13-0-216
Street address of property: 924 Ilawood Drive, Nashville, TN 37211

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20250826-0068185 in the Register's Office, Davidson County, Tennessee.

Signed this 03 day of September, 2025

Signature of Grantor:

Sunbelt Equity LLC

By

Name/Title Authorized signer

STATE OF Georgia, COUNTY OF Gwinnett, SS:

BE IT REMEMBERED That on this 03 day of September, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Davis Romasio in the capacity of owner for Sunbelt Equity LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SWARNA KESARAJU
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF GEORGIA
COMM. NO: W-00595053
My Comm. Expires 2-6-27

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 162-13-0-216
Street address of property: 924 Ilawood Drive, Nashville, TN 37211

Oath of Consideration

I or we, Davis Mendez, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 300,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 3rd day of September, 2025.

Signatures of Affiant(s):

Sworn and subscribed before me this 03 day of Sep, 2025

Notary Public

SWARNA KESARAJU
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF GEORGIA
COMM. NO: W-00595053
My Comm. Expires 2/25/27

Tennessee Certification of Electronic Document

I, Sheraye Motton, 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 09/03/2025 (date of document).

Sheraye Motton
Affiant's Signature

09/04/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 04 day of September, 2025.

Erica M Amendola
Notary's Signature

MY COMMISSION EXPIRES: 3-26-27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ERICA M AMENDOLA - Notary Public
Allegheny County
My Commission Expires March 26, 2027
Commission Number 1289560