Name and Address of New Owner:
1500 Medical Center Parkway
Murfreesboro, TN 37129

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-07-2M-002.00

Karen Johnson Davidson County
Batch# 1324790 DEEDWARR
09/22/2025 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $481.00
20250922-0075640

WARRANTY DEED

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, **Lorathon, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TN Luxury Homes LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. B of 1919 10th Avenue North Residences, establfshed pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1919 1oth Avenue North Residences of record in Instrument Number 20180507-0043252, and amended in Instrument Number 20180807 0077735, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to Lorathon, LLC, a Tennessee limited liability company by Warranty deed from Joseph Spicer and wife, Juanita Spicer of record in Instrument No. 20151217-0126946 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 19th day of September, 2025.

Lorathon, LLC

By: Hans Lorei
Hans S. Lorei, Member

By: Paul Lorei
Paul M. Lorei, Member

By:
Andrew M. Lorei, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Hans S. Lorei, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Member of Lorathon, LLC, the within named bargainor, and as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lorathon, LLC, by himself as a Member.

Witness my hand and seal, this 19th day of September, 2025.

Notary Signature

My commission expires: 11/08/2027

WILLIAM RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
November 8, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Paul M. Lorei, and Andrew M. Lorei, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of Lorathon, LLC, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lorathon, LLC, by themselves as Members.

Witness my hand and seal, this 19th day of September, 2025.

Notary Signature

My commission expires: 11/08/2027

WILLIAM RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
November 8, 2027

AFFIDAVIT OF VALUE

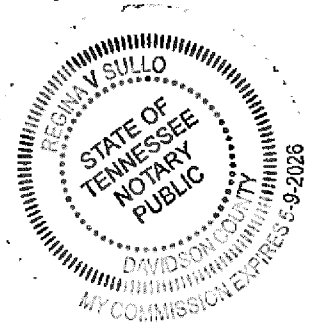
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of September, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 September 22, 2025 (date of document)

Affiant Signature

September 22, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 22 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202509220075640