WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1325899 DEEDWARR
09/23/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20250923-0076013

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Peter Senadenos	New Owner	
(NAME)	(NAME)	
500 Paragon Mills Road, Unit M-16		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we Dylan Booker, an unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nicholas Peter Senadenos, an unmarried man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Unit No. M-16 of Canterbury Hall Condominiums, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, Page 255, as amended in Amendment to Master Deed of record in Book 5441, Page 819, and shown on a Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dylan Booker, unmarried man by Warranty Deed from OFFERPAD SPE Borrower A, LLC, a Delaware Limited Liability Company, dated 10/26/2022, of record in Instrument No. 20221107-0119547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 500 Paragon Mills Road, Unit M-16, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: e97f910b-bea9-4297-a454-abf7708cc21c

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), his/her/their 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.

Effective the 23 day of September, 2025.

Dylan Booker

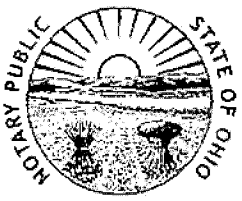
Dylan Booker

State of Ohio
County of Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan Booker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of September, 2025.

Notary Public: Esther Rosa
My Commission Expires: 10/16/2027
(SEAL)



ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: e97f910b-bea9-4297-a454-abf7708cc21c

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 9/23/25.

Affiant Signature – Joshua A. Terry

9/23/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/23/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27