Karen Johnson Davidson County
Batch# 1327192 DEEDWARR
09/26/2025 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $9,562.28
20250926-0076791

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-4479

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,584,400.00

Affiant

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of September, 2025

Notary Public

Commission Expires: 9/13/2028

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Birdcage Gymnastics Trust UAD September 24, 2025<br><br>3506 Amanda Ave<br>Nashville, TN 37215 | New owners | 117-11-0T-001.00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**John Simmons, married,**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Birdcage Gymnastics Trust UAD September 24, 2025**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1 of 3506 Amanda Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3506 Amanda Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161101-0115331, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3506 Amanda Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161101-0115331, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to 10 Squared, LLC, a Tennessee limited liability company by Warranty Deed from Stephen Church, Trusee of the 8GCO Revocable Living Trust U/A/D July 21, 2014 of record in Instrument No. 20180831-0086523 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on August 31, 2018.

Being the same property conveyed to John Simmons by Quitclaim Deed from 10 Squared LLC of record in Instrument No.20250909-0071950 Register's Office for Davidson County, Tennessee, dated September 8, 2025 and recorded on September 9, 2025.

Jena Simmons here is hereby joining in on the conveyance of this document to convey any and all marital interest she may have.

10 Squared, LLC, a Tennessee limited liability company, hereby joins in this conveyance in order to convey any and all interest it may have."

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3506 Amanda Ave, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 25th day of September, 2025.

10 Squared, LLC, a Tennessee Limited Liability Company

John Simmons

John Simmons, Member

N/A

Jena Simmons, Member

John Simmons

John Simmons, Individually

Jena Simmons

Jena Simmons, Individually

STATE OF Nevada
COUNTY OF Clark

On this 25th day of September, 2025, before me virtually appeared John Simmons, 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 25th day of September, 2025.

Robin Finn

Notary Signature
My commission expires: 01/31/2026
Notarized remotely using audio-video communication technology via Proof.

Robin Finn
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-12970-1
Expires January 31, 2026

STATE OF Nevada
COUNTY OF Clark

On this 25th day of September, 2025, before me personally virtually Jena Simmons, 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 25th day of September, 2025.

Robin Finn

Notary Signature
My commission expires: 01/31/2026

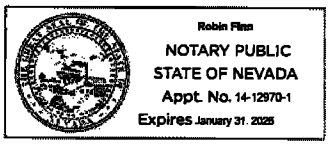
Robin Finn
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-12970-1
Expires January 31, 2026

Notarized remotely using audio-video communication technology via Proof.

STATE OF Nevada
COUNTY OF Clark

On this 25th day of September, 2025, before me virtually appeared John Simmons member of 10 Squared, LLC, 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 25th day of September, 2025.




Robin Finn

Notary Signature
My commission expires: 01/31/2026
Notarized remotely using audio-video communication technology via Proof.

STATE OF
COUNTY OF N/A below portion per Escrow Officer

On this 25th day of September, 2025, before me personally virtually Jena Simmons, 10 Squared, LLC 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 25th day of September, 2025.

Notary Signature
My commission expires:

# 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 09/25/2025.

Affiant Signature – Joshua A. Terry

09/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 09/26/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27