BOX 10-A

WARRANTY DEED

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF October, 20 25

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Clover Leaf Properties, LLC	Matthew Deleav	
(NAME) Matthew Deleav	(NAME) 420B Rosebank Ave	072 11 1R 002 00
(ADDRESS) 26814 Live Oak Ct	(ADDRESS) Nashville, TN 37206	
(CITY) Calabasas, (STATE) CA (ZIP) 91301	(CITY) (STATE) (ZIP)	

FOR AND 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, **DOT HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLOVER LEAF PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 B, as shown in the Declaration of Covenants, Conditions, and Restrictions for 2175 ROCK CITY STREET RESIDENCES, of record in Instrument No. 20190814-0081324, Register's Office, Davidson County, Tennessee, to which declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dot Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ke Qin, of record in Instrument No. 20210922-0127633, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021.

Being part of the same property conveyed to Ke Qin, unmarried, by Warranty Deed from Comfort at Home LLC, a Utah limited liability company, of record in Instrument No. 20190718-0070183, in the Register's Office of Davidson County, Tennessee, dated July 16, 2019 and recorded on July 18, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch # 1331099 DEEDWARR
10/07/2025 10 22 09 AM 2 pgs
Fees $13 00 Taxes $1,942 50

20251007-0079920

unimproved
This is improved x property, known as 2177 Rock City St, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my hand this 30th day of September, 2024

DOT HOLDINGS LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
KE QIN, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of Dot holdings, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager

Witness my hand and official seal this 30th day of September, 2024

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public