RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-33856-25

Karen Johnson Davidson County
Batch# 1332355 DEEDWARR
10/09/2025 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20251009-0080842

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of Oct. 2025.

NOTARY PUBLIC

My commission expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Counts Holdings LLC, an Arkansas Limited Liability Company	Same address as new owner	091-02-2Z-002.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($650,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIFESTYLE HOME BUILDERS, INC.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COUNTS HOLDINGS LLC, AN ARKANSAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 6211 California Lifestyle, a horizontal property regime with private elements, as established by that Declaration of Covenants, Conditions, and Restrictions for 6211 California Lifestyle of record in Instrument #20200225-0021069, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Lifestyle Home Builders, Inc., from Raja Properties, LLC, by Warranty Deed dated January 10, 2020 and recorded January 14, 2020 in Instrument #20200114-0004983, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 6211A California Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of October, 2025

GRANTOR(S)

Lifestyle Home Builders, Inc., a Tennessee Corporation

By: _____
Ramin Hanai
Secretary / Treasurer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Ramin Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Secretary Treasurer of Lifestyle Home Builders, Inc., a Tennessee Corporation company and that he executed the within instrument for the purposes therein contained as said Authorized Agent, on behalf of Lifestyle Home Builders, Inc., a Tennessee Corporation.

WITNESS my hand and seal, this the 6th day of Oct. 2025.

_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 October 10, 2025.

Signature

October 10, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 10, 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON