WARRANTY DEED

Karen Johnson Davidson County
Batch# 1332395 DEEDWARR
10/09/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251009-0080913

STATE OF Georgia
COUNTY OF Dekalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Cynthia Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Doors Holdings 2025-2 LLC, a Delaware limited liability company	Doors Holdings 2025-2 LLC, a Delaware limited liability company	050 02 0E 160.00
(NAME)	(NAME)	
15771 Red Hill Avenue, Ste 100	15771 Red Hill Avenue, Ste 100	
(ADDRESS)	(ADDRESS)	
Tustin, CA 92780	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251583

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, I/we, **Edmund Kuryla, an unmarried man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Doors Holdings 2025-2 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:

Certain real property situate in the 3rd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 160 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A of record in Inst. No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Edmund Kuryla, an unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated 08/24/2022 and filed of record in Inst. No. 20220831-0098255, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Inst. No. 20200608-0058652; amended in Inst. No. 20201209-0143747; Inst. No. 20230703-0050616 and Inst. No. 20210924-0128409, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to Restrictions and Covenants for Stormwater Facilities and Systems appearing of record in Inst. No. 20200917-0106622, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2833 Thornton Grove Blvd., Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of October, 2025

Edmund Kuryla

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edmund Kuryla, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 of October, 2025.

Notary Public
My Commission Expires: 9/28/2029

MARIA RUIZ MARTINEZ
Notary ID #2925856
My Commission Expires
September 28, 2029

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 7, 2025 (date of document).

Affiant Signature

October 7, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 7th day of October, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027