WARRANTY DEED

B-C-25-305-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Commission Expires 01-22-2029

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1336237
10/21/2025 10 01 13 AM
Fees $13 00 Taxes $9,250 00

Davidson County
DEEDWARR
2 pgs

20251021-0083647

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Courmayeur, LLC	**New Buyer**	
(NAME)	(NAME)	**093-06-1E-106 00-CO**
113 S Boyd St.		
(ADDRESS)	(ADDRESS)	
Winter Garden, FL 34787		
(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 consideration, the receipt of which is hereby acknowledged, **DALE E. VEITCH AND JEANETTE T. VEITCH AS TRUSTEES OF THE FOREVER TRUST DATED MARCH 23, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURMAYEUR, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Following described real estate, situated and being located in Davidson County, Tennessee:

Unit 103, and rights to one parking space of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee Horizontal Property Act, as the same is set out in Sections 66-2-101, et seq. of T.C.A., with Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument Number 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of record in Instrument Number 20050927-0115946; Second Amendment to Master Deed, of record in Instrument Number 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed of record as Instrument Number 20060741-0092812, Register's Office for Davidson County and by Fourth Amendment to Master Deed of record in Instrument Number 20060907-0110529, Register's Office for said County

Being the same property conveyed to Dale E Veitch and Jeanette T Veitch as Trustees of the Forever Trust dated March 23, 2018 by Warranty Deed from Jina Daniels formerly known as Jina St Aubin and Jason Daniels as tenants in common with right of survivorship of record in Instrument No 20180426-0039152 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 26, 2018.

This conveyance is subject to
- Taxes for the year 2025, and subsequent years
- All matters shown on the Site Plan attached as Exhibit F to the Master Deed of record in Instrument Number 20050527-0060419, in the Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 200407080081245 and Termination of Horizontal Property Regime and Cancellation of Master Deed recorded in Instrument No 20050527-0060418 and Instrument No 20050527-0060419, amended in Instrument 20050927-0115946, Instrument No 20060728-0091581, Instrument No 20060731-0092812, Instrument No 20060907-0110529, Instrument No 20061013-0127441, Instrument No 20061027-0133858 and Instrument No. 20180315-0024341 and Instrument No 20240422-0028422, Register's Office for Davidson County, TN
- Capital Mall Redevelopment Plan containing Restrictive Covenants in Book 7423, Page 374, Book 8421, Page 587, Book 9208, page 613, Book 10512, Page 464 and Instrument No 20020626-0076795, Register's Office for Davidson County, Tennessee
- Agreement involving the East Wall of the land in question as set forth in the Deed from Jere Baxter to Baxter Court of record in Book 148, Page 264, in the Register's Office for Davidson County, Tennessee
- Charter of The Exchange Lofts Condominium Association, Inc of record in Instrument Number 20041001-0118481, Instrument No. 20050607-0064900, Instrument 20050607-0064901 and amended in Instrument No 20050511-0053156, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 Church St. Unit 103, Nashville, Tennessee 37201**

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), their heirs and 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), 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/our hand(s) this the 17 DAY OF OCTOBER, 2025

Forever Trust dated March 23, 2018

BY _____
Dale E Veitch
Trustee

BY _____
Jeanette T Veitch
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE E VEITCH, TRUSTEE of FOREVER TRUST DATED MARCH 23, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 17th of October, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANETTE T VEITCH, TRUSTEE of FOREVER TRUST DATED MARCH 23, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 17th of October, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212