Send tax bills to:
DOORS HOLDINGS 2025-2 LLC
15771 RED HILL AVENUE, SUITE 100
TUSTIN, CA 92780

Name and address of new owner:
DOORS HOLDINGS 2025-2 LLC
15771 RED HILL AVENUE, SUITE 100
TUSTIN, CA 92780

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Karen Johnson Davidson County
Batch# 1340312 DEEDWARR
10/30/2025 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20251030-0086524

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-597774

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 150 06 0A 046.00

WARRANTY DEED

This Deed executed this 28th day of October 20 25, for good consideration of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), I (We) **ERICA K. MARCHE f/k/a ERICA K. PETTWAY, MARRIED, HEREIN JOINED BY SPOUSE, FITZGERALD MARCHE** whose mailing address is 1013 LIONHART DRIVE, HERMITAGE, TN 37076, hereby bargain, deed, and convey to **DOORS HOLDINGS 2025-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is 15771 RED HILL AVENUE, SUITE 100, TUSTIN, CA 92780, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on The Plan of The Parks at Priest Lake, Phase One, of record in Instrument No. 20090910-0084797 and Instrument No. 20090910-0084798, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Erica K. Pettway, unmarried, by Warranty Deed from NVR, INC., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20100630-0051089, Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on June 30, 2010 .

APN: 150 06 0A 046.00
Property Address: 4109 ALICIA LANE, NASHVILLE, TN 37013
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 28 day of Oct, 20 25.

Erica K. Marche f/k/a Erica K. Pettway

ERICA K. MARCHE
f/k/a ERICA K. PETTWAY

FITZGERALD MARCHE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 28 day of Oct, 20 25, before me personally appeared **ERICA K. MARCHE f/k/a ERICA K. PETTWAY AND FITZGERALD MARCHE,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2026

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 320,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Roberts
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 28th day of October , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

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

Property address: 4109 Alicia Lane, Nashville, TN 37013

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 28, 2025 (date of document).

Affiant Signature

October 28, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 28th 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