This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24877-AP

Karen Johnson Davidson County
Batch# 1341381 DEEDWARR
11/03/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20251103-0086989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2025.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Thompson Jordan Thompson 1814 Owen St Nashville, TN 37208	Loan Pronto 619 South Cedar Street Charlotte, NC 28202	87-7-X-201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **FED Development LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samuel Thompson and Jordan Thompson, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit B, together with the appurtenant common elements of the Homes at 1815 10th Avenue North, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1815 10th Avenue North, a horizontal property regime with private elements, of record in Instrument No. 20250224-0013572, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan of 1815 10th Ave N attached as exhibit to said Declaration; and original plan of record in Book 57, page 83, said Register's Office, for a more complete identification and placement of such Unit.

Being a portion of the property conveyed to Fed Development LLC, a Tennessee limited liability company by Warranty Deed from Zolan Collier Thompson, Jermarius Hastings, Chandralisa Beard, Quarjuane Collier, Foronta Huff, Antonio Collier, Shanita Collier and Travon Collier, dated September 13, 2024,

recorded September 19, 2024, of record in Instrument No. 20240919-0072747, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1814 Owen Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2025.

GRANTOR:

FED Development LLC, a Tennessee Limited Liability Company

By: _____
Edward T. Fedorovich, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward T. Fedorovich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of FED Development LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of October, 2025.

RACHEL MARIE COLLINS
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3-21-2028

202511030086989

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-31-2025**.

Affiant Signature — Date: **10-31-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10-31-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY