# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/10/25

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson
Batch # 1342347
11/05/2025 03 50 06 PM
Fees $18 00 Taxes $111 00

Davidson County
DEEDWARR
3 pgs

20251105-0088356

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

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Modera, LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | **047-00-0-060 00** |
| **5115 Maryland Way** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (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, **CANDACE GIDDINGS KONEY-LARYEA, AS TRUSTEE OF THE CANDACE GIDDINGS KONEY-LARYEA LIVING TRUST DATED OCTOBER 18, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MODERA, LLC, A TENNESSEE 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

Land in Davidson County, Tennessee on the east side of Sulpher Creek Road and being bounded by Allen on the south, by Winfrey on the north and east and described according to a survey dated 2-15-06 by Campbell, McRae and Associates Surveying, Inc (John Hood TN R.L S NO 1838)

Beginning at an iron rod (new) in the north line of Luther Allen Book 3178, Page 66 R O D C , TN , said iron rod being the southwest corner of Burnice Winfrey (Book 3926, Page 143 R O D C , TN ) and the southeast corner of the herein described tract, Thence with the northerly line of Allen N 88 deg 10' 36" W passing through an iron rod (new) at 58 94 feet and continuing in all a total of 85 14 feet to a point in the center of Sulpher Creek Road, Thence with the center of Sulpher Creek Road N 15 deg 34' 38" W 37.46 feet to a point of curvature, Thence with a curve to the right with a radius of 150 00 feet, an arc length of 50 00 feet and a chord bearing and distance of N 05 deg 25' 48" W 49 77 feet to a point of tangent, Thence N 04 deg 07' 14" E 32 05 feet to a point of curvature, Thence with a curve to the right with a radius of 200 00 feet, an arc length of 154 89 feet and a chord bearing and distance of N 26 deg 18' 26" E. 151 05 feet to a point of tangent, Thence N 48 deg 29' 39" E 61 06 feet to a point in center of Sulpher Creek Road, said point being the northwest corner of the herein described tract, Thence leaving Sulpher Creek Road S 86 deg 28' 31" E 35 33 feet to an iron rod (new) in the westerly line of Burnice Winfrey and the northeast corner to the herein described tract, Thence with the westerly line of Winfrey S 09 deg 43' 17" W 298 29 feet to the point of beginning and containing an area of 0 67 acres more or less

As shown also in Exhibit A

Being the same property conveyed to Candace Giddings Koney-Laryea, as Trustee of the Candace Giddings Koney-Laryea Living Trust dated October 18, 2021 by Warranty Deed from Daniyal Laryea and Candace Koney-Laryea of record in Instrument No 20220214-0016841, Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on February 14, 2022

This conveyance is subject to:
- Taxes for the year 2025, a lien and payable, but not yet delinquent

This is **unimproved** property known as **0 Sulphur Creek Road, Nashville, Tennessee 37218**

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 27th DAY OF OCTOBER, 2025.

Candace Giddings Koney-Laryea Living Trust dated October 18, 2021

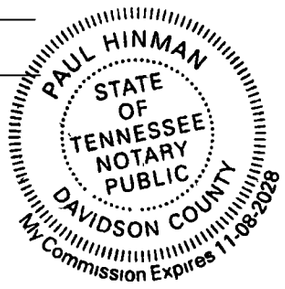
BY _____
Candace Giddings Koney-Laryea
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDACE GIDDINGS KONEY-LARYEA, TRUSTEE of CANDACE GIDDINGS KONEY-LARYEA LIVING TRUST DATED OCTOBER 18, 2021, 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 27th of October, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)

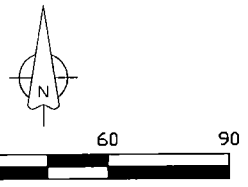



**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Exhi

Q. & M. LAND SURVEYING L.L.C.
RUTHERFORD CO AND SURROUNDING AREAS
PH 615 663-0771
EMAIL QMLANDSURVEYINGLLC @GMAIL.COM
624 OSBORNE LN
MURFREESBORO, TN 37130

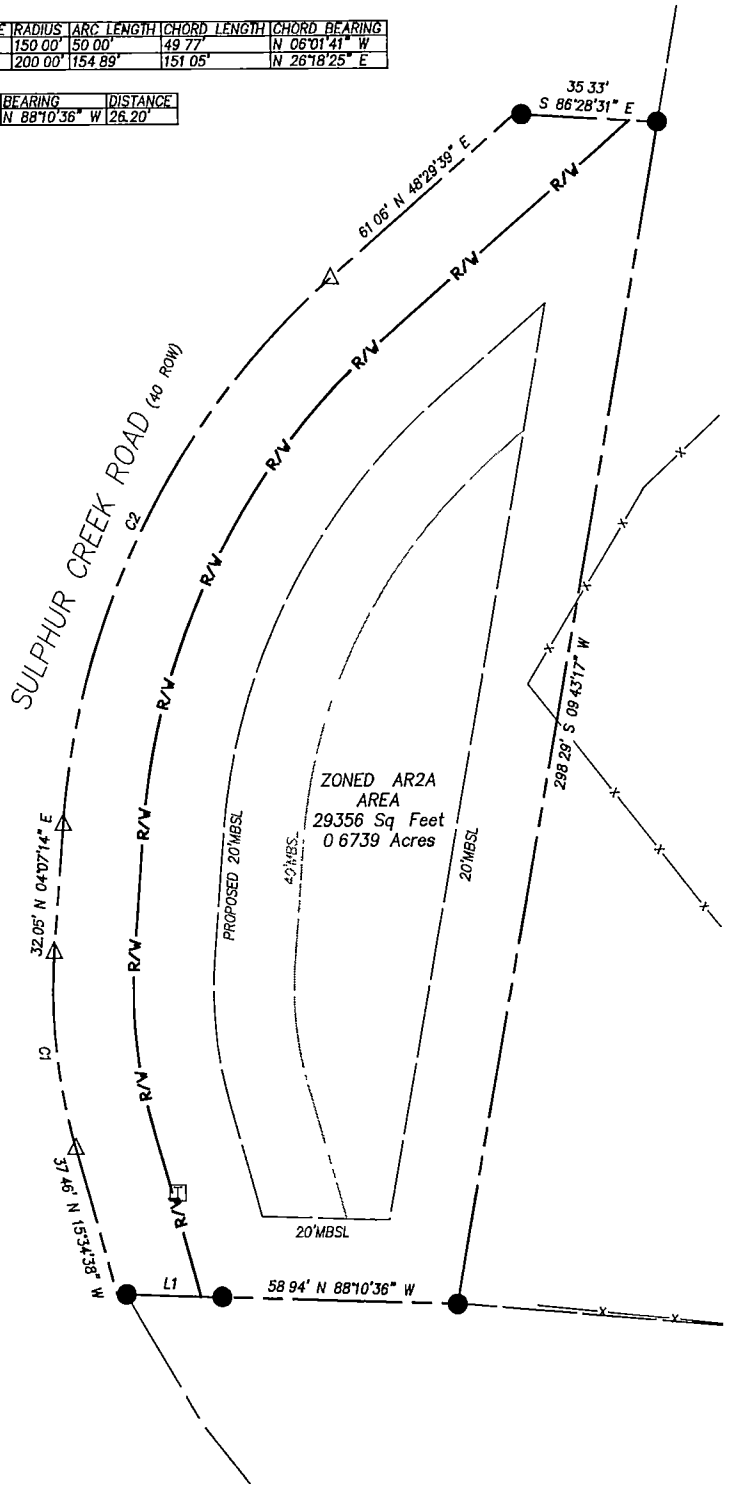
BRIAN E. MORGAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO 3230




| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C1 | 150 00' | 50 00' | 49 77' | N 06°01'41" W |
| C2 | 200 00' | 154 89' | 151 05' | N 26°18'25" E |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 88°10'36" W | 26.20' |

NOTES
1 THE PURPOSE OF THIS SURVEY IS FOR REZONING PURPOSES
2 SURVEY METHOD TOPCON HIPER VR BASE/ROVER ON SPC
3 AR2A BUILDING SETBACKS
FRONT 40'
SIDE 20'
REAR 20'




Symbols
- IRON PIN SET/NAIL (IPS)
- IRON PIN FOUND (IPF)
- HVAC
- ELECTRIC BOX
- COMM BOX
- WATER METER
- MANHOLE
- STORM INLET
- CLEANOUT
- IRRIGATION CONTROL

LINES
- ADJACENT PROPERTY
- PROPERTY LINE
- EASEMENT
- -X-X-X-X-X-X- FENCE
- E E ELECTRIC
- T T COMMUNICATIONS
- SS SS SEWER

PROPERTY EXHIBIT
PROPERTY INFORMATION
OWNER KONEY – LARYEA, CANDACE GIDDINGS
ADDRESS SULPHUR CREEK RD,
NASHVILLE, TN 37218
PARCEL ID 04700006000
SALE INSTRUMENT DB–20220214 0016841
DAVIDSON COUNTY, TENNESSEE
SURVEY DATE 8–20–2025
DRAWING DATE 8–24–2025
REVISED