THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052489** Karen Johnson Batch # 1345661 11/13/2025 10 30 39 AM Fees $23 00 Taxes $2,460 50 Davidson County DEEDWARR 4 pgs 20251113-0090429	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $665,000.00 Affiant Subscribed and sworn to before me, this 10th day of November, 2025. Notary Public My Commission Expires:

CARLIE VAN HUTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beverly A Hunziker Trust 25 Sawgrass Drive Lemont, IL 60439	New Owner	Tax Parcel ID No 082 09 0J 300.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Venture West Holdings, LLC, a New York limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beverly A. Hunziker and Eugene C. Hunziker, as Co-Trustees of the Beverly A. Hunziker Trust dated May 25, 2016**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Unit 300, THE MORGAN PARK PLACE CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050831-0104621, amended at Instrument No 20051110-0136248, Instrument No 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No 20100622-0048863 and Assignment of Declarant Rights recorded in Instrument No 20150102-0000052, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed

Being the same property conveyed to Venture West Holdings LLC, a New York limited liability company, by Quitclaim Deed from Venture West Consulting, LLC, a California limited liability company, of record in Instrument No. 20250310-0017859, in the Register's Office of Davidson County, Tennessee, dated March 04, 2025, and recorded on March 10, 2025.

Being the same property conveyed to Venture West Consulting, LLC, a California Limited Liability Company by Warranty Deed from Olanrewaju A. Soremekun and Jenny M. Lorenzo, husband and wife, of record in Instrument No. 20210618-0082445, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 18, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MORGAN PARK PLACE CONDOMINIUMS Condominium of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863 and Assignment of Declarant's Rights recorded in Instrument No 20150102-0000052; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100112-0002819.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050719-0083911.

Charter for Morgan Park Place Condominium Association, Inc. recorded in Instrument No. 20051114-0137058.

This is improved property located at 300 Van Buren Street Nashville TN 37208

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of November, 2025.

Venture West Holdings, LLC, a New York limited liability company

Wilkins Trust, Member

By: _____
Aaron Wilkins, Trustee

Tabish Family Trust, Member

By: _____
Chris S. Tabish, Trustee

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Wilkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Wilkins Trust, Member of Venture West Holdings, LLC, a New York limited liability company, the within named bargainor, and that he as such Trustee of the Wilkins Trust has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself, as Trustee of the Wilkins Trust, as such aforesaid authorized member.

Witness my hand, at office, this 6th day of November, 2025.

see attached
Notary Public
My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris S. Tabish, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Tabish Family Trust, Member of Venture West Holdings, LLC, a New York limited liability company, the within named bargainor, and that he as such Trustee of the Tabish Family Trust has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself, as Trustee of the Tabish Family Trust, as such aforesaid authorized member.

Witness my hand, at office, this 6th day of November, 2025

See attached
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On November 6, 2025 before me, Felicia Y. Miller, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Chris S. Tabish
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FELICIA Y MILLER
COMM # 2520468
NOTARY PUBLIC CALIFORNIA
ALAMEDA COUNTY
COMM EXPIRES JUNE 12, 2029

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date. _____ Number of Pages _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name. _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California)
County of Contra Costa)

On November 6, 2025 before me, Felicia Y. Miller, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Aaron Wilkins
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FELICIA Y. MILLER
COMM # 2520468
NOTARY PUBLIC CALIFORNIA
ALAMEDA COUNTY
COMM EXPIRES JUNE 12, 2029

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name _____
☐ Corporate Officer — Title(s) _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other. _____
Signer Is Representing. _____	Signer Is Representing: _____

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