RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-35004-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1346864 DEEDWARR
11/17/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20251117-0091186

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of NOVEMBER, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zvezda 1, LLC 3608 Benham Avenue Nashville, TN 37215	Same address as new owner	104-02-0-138.00

FOR AND IN CONSIDERATION of the sum of THREE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars ($3,500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ARNOLD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4, and 5 of 3133 Long Blvd Lofts, as established by that Master Deed and Declaration Establishing 3133 Long Blvd Lofts, a condominium, of record in Instrument #20250919-0074937, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Arnold Homes, LLC, a Tennessee limited liability company, from James Michael Smallcombe, a married man, by Warranty Deed dated October 14, 2022 and recorded October 18, 2022 in Instrument #20221018-0113842, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20250919-0074937; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3133 Long Boulevard, Units 1, 2, 3, 4, 5, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 12th day of November, 2025.

GRANTOR:

Arnold Homes, LLC, a Tennessee Limited Liability Company

By: _____
Randy Arnold, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of November, 2025, before me, appeared Randy Arnold, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Arnold Construction, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Arnold Construction, LLC and said Randy Arnold acknowledged said instrument to be the free act and deed of Arnold Construction, LLC.

WITNESS my hand and seal, this the 12th day of November, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 12, 25 (date of document).

Jennifer L Pennell

NOV 13, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this NOV 13, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

