THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052411B** Karen Johnson Davidson County Batch # 1350712 **DEEDWARR** 11/25/2025 11 29 08 AM 2 pgs Fees $13 00 Taxes $1,872 20 20251125-0094044	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$506,000.00~~ Affiant Subscribed and sworn to before me, this 24th day of November, 2025. Notary Public My Commission Expires WILLIAM T CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2026

WARRANTY DEED

Address New Owner: Libra Holdings, LLC 125 Belle Forest Circle Ste. 104 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 143 03 0E 053.00

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, **James Dalton Crow, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Libra Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 53, of 1101 BOOST COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1101 BOOST COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument No. 20180921-0093677 and Amendment recorded in Instrument Nos. 20181105-0109337, 20190930-0099544; 20201221-0150988; 20210525-0070666 and 20240408-0024701, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James Dalton Crow, an unmarried person, by Warranty Deed from Boost Commons Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20210712-0093201, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021and recorded on July 12, 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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180921-0093677 and Amendment recorded in Instrument Nos. 20181105-0109337; 20190930-0099544; 20201221-0150988; 20210525-0070666 and 20240408-0024701.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4764, Page 710.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20181212-0121003.

Easement for Water Rights, recorded in Book 3898, Page 425.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.

Easement recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703

Easement for Electric Power Board, recorded in Instrument No 20190828-0086735.

Hazardous Substances Indemnity Agreement as set forth in instrument recorded in Book 8066, Page 477.

This is improved property located at 7106 Westside Circle Nashville TN 37205

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 24th day of November, 2025

James Dalton Crow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Dalton Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2025

Notary Public
My Commission Expires.

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026