Karen Johnson Davidson County
Batch# 1350783 DEEDQC
11/25/2025 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251125-0094147

THIS INSTRUMENT PREPARED BY: Polsinelli PC 501 Commerce Street, Suite 1300 Nashville, TN 37203 **WHEN RECORDED, RETURN TO:** Polsinelli PC 501 Commerce Street, Suite 1300 Nashville, TN 37203	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me this 23rd day of October, 2025. Notary Public My commission expires: PAMELA AMAN NOTARY PUBLIC MY COMMISSION #HH136248 EXPIRES: NOV 08, 2025 Bonded through 1st State Insurance

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Courmayeur, LLC 228 Seminole Street Winter Garden, Florida 34787	Same	093-06-1E-101.00CO 093-06-1E-102.00CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **ANTON RX, LLC**, a Florida limited liability company ("***Grantor***"), for itself and its successors and assigns, hereby releases, quitclaims and conveys to **COURMAYEUR, LLC**, a Florida limited liability company ("***Grantee***"), any right, title and interest of Grantor in and to the premises located in Davidson County, Tennessee and described in **Exhibit A** hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***"). The property described in **Exhibit A** is improved property located in Davidson County, Tennessee.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of October, 2025.

GRANTOR:

ANTON RX, LLC,
a Florida limited liability company

By: _____
Name: James P. Larweth
Title: Manager

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James P. Larweth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Manager of Anton Rx, LLC, the within named bargainor, a Florida limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said state, the day and year last above written.

{seal}

PAMELA AMAN
MY COMMISSION #HH196243
EXPIRES: NOV 08, 2025
Bonded through 1st State Insurance

_____
Notary Public

Printed Name: Pamela K Aman

My commission expires: 11/08/25

EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel 1:

Land in Davidson County, Tennessee, being Unit 101 of the CHURCH STREET LOFTS of THE BANNER BLOCK CONDOMINIUMS, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of THE BANNER BLOCK CONDOMINIUMS, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 2006-0728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858 and Instrument No. 20180315-0024341 and Notice of Adoption recorded in Instrument No. 20240422-0028422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anton Rx, LLC, a Florida limited liability company, by Warranty Deed from Oskar Urbanowicz and Natalie Dunham Urbanowicz, husband and wife, dated June 17, 2025, of record in Instrument No. 20250623-0048680, in the Register's Office of Davidson County, Tennessee.

Property Address: 305 Church Street, Unit 101, Nashville, Tennessee 37201
Parcel Number: 093-06-1E-101.00CO

Parcel 2:

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

305 Church Street, Unit 102, and rights to one parking space, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927- 0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-009 1581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, and by Sixth Amendment to Master Deed, of record in Instrument No. 201803150024341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anton Rx, LLC, a Florida limited liability company, by Special Warranty Deed from SDS Ventures, LLC, a Texas limited liability company, dated May 7, 2025, of record in Instrument No. 20250509-0036320, in the Register's Office of Davidson County, Tennessee.

Property Address: 305 Church Street, Unit 102, Nashville, Tennessee 37201
Parcel Number: 093-06-1E-102.00CO

Certificate of Authenticity

I, Sara Weedman, 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 on November 24, 2025.

Sara Weedman

Name: Sara Weedman
Title: Paralegal
Date: October 24, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me by Sara Weedman, on November 24, 2025

Meisha Osmanski

Notary Public

SEAL:

