Send tax bills to:
ZACHERY ALLEN
3883 LUNN DRIVE
NASHVILLE, TN 37218

Name and address of new owner:
ZACHERY ALLEN
3883 LUNN DRIVE
NASHVILLE, TN 37218

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Karen Johnson Davidson County
Batch# 1351795 DEEDWARR
12/01/2025 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20251201-0094933

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-599218

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 058-11-0-037.00

WARRANTY DEED

This Deed executed this 18th day of November 20 25, for good consideration of Two Hundred Seventy Thousand and 00/100 Dollars **($270,000.00)**, I (We) **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is 997 MORRISON DRIVE, STE. 402, CHARLESTON, SC 29403, hereby bargain, deed, and convey to **ZACHERY ALLEN, SINGLE** whose mailing address is 3883 LUNN DRIVE, NASHVILLE, TN 37218, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, from SFR MT LLC, A DELAWARE LIMITED LIABILITY COMPANY by Deed dated 11/12/2019, and recorded on 11/26/2019, as Instrument No., 20191126-0122490, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 058-11-0-037.00
Property Address: 3883 LUNN DRIVE, NASHVILLE, TN 37218
This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Witness our hand this 18th day of November, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware Limited Liability Company

By: Krista Murphy

As Its: Authorized Signer

STATE OF GA)
COUNTY OF Gwinnett)

The foregoing instrument was acknowledged before me this 18th day of November, 2025, by Krista Murphy, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Notary Public
My Commission Expires: 4/19/2027

EXHIBIT A

STREET ADDRESS: 3883 LUNN DR, NASHVILLE, TN, 37218

COUNTY: DAVIDSON

CLIENT CODE: 36762-AG-ML

TAX PARCEL ID/APN: 058 11 0 037.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: BEING LOT 34, AS SHOWN ON THE MAP ENTITLED ROYAL HILLS, SECTION ONE, OF RECORD IN PLAT BOOK 4675, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 18th day of November , 20 25 .

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: **3883 Lunn Drive, Nashville, TN 37218**

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 **11/18/2025** (date of document).

Affiant Signature

11/18/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this **18th** day of **November**, 20**25**,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027