Warranty Deed

Karen Johnson Batch # 1354512 12/05/2025 10 04 49 AM Fees $13 00 Taxes $1,701 63 20251205-0096765	Davidson County DEEDWARR 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,900 00

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2025

Notary Public

My commission expires

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Bradi M O'Rourke	Novus Home Mortgage, a division of Ixonia Bank	061-01-0A-028 00-CO
255 Arrowhead Drive	20225 Water Tower Blvd Ste 400	
Nashville, TN 37216	Brookfield, WI 53045	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUMA SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADI M. O'ROURKE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land situated in Davidson County, Tennessee, being Unit 28, as established in Declaration of Covenants, Conditions and Restrictions for East End Village, formerly known as Arrowhead, a Horizontal Property Regime with Private Elements of record at Instrument No 20190111-0003194, as amended at Instrument No. 20190521-0048039, as Amended and Restated Declaration of Covenants, Conditions and Restrictions for East End Village, a Horizontal Property Regime with Private Elements filed in Instrument No. 20230606-0042999 and First Amendment filed in Instrument No 20230914-0072226, Second Amendment record in Instrument Number 20240821-0064101 and Scrivener's Affidavit is recorded in Instrument No. 20240904-0068024, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A" to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Woodland Street Partners LLC by Warranty Deed from J. Carlton Drumwright, Trustee of the Arrowhead Trust of record in Instrument No. 20171219-0129331 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017

Being a portion of the same property conveyed to Luma Systems LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners LLC, a Tennessee limited liability company of record in Instrument No. 20211020-0141140 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 20, 2021

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 255 Arrowhead Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of December, 2025.

Luma Systems, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Thomas, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary Thomas, Sole Member, 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 Sole Member of Luma Systems, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of December, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1·22·29