FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **395,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/04/2025** Notary Public MY COMMISSION EXPIRES: 1/23/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1355996 DEEDWARR
12/10/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251210-0098165

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE
LLC
ESTABLISHED 2009

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5270

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Cunneen	**Princeton Mortgage Corporation, ISAOA, ATIMA**	**092-06-0-534.00**
720 Lena Street Nashville, TN 37208	**439 Grand Avenue Ewing,NJ 08628**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **508 Investors, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Cunneen,** 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 in Davidson Count, Tennessee, being Lot No. 31 on the Plan of Roht's Subdivision of Lot No. 22 in Dr. Boyd McNairy's Addition to Nashville of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company by Warranty Deed dated November 5, 2024 from 720 Rocket Sunshine, LLC, a Tennessee

Limited Liability Company, recorded November 6, 2024, in Instrument Number 20241106-0086116, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **720 Lena Street, Nashville, TN 37208**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **4th** day of **December, 2025**.

508 Investors, LLC

Theodore J. Bertuca

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be the President of 508 Investors, LLC and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal on this the **4th** day of **December, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 12-4-25 (date of document).

Tonya Thomas
Affiant Signature

12-9-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9 day of Dec, 2025.

Leslie Diaz
Notary's Signature

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 5, 2026

MY COMMISSION EXPIRES: 12-5-26