Karen Johnson Davidson County
Batch # 1358156 DEEDWARR
12/15/2025 01:54:29 PM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20251215-0099579

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $905,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2025.

Notary Public
My commission expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-AR-2565

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Getaways LLC	Same as NEW OWNER	**093110H02200CO**
494 Hub Blvd, Apt 2723		
Bowling Green, KY 42103		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

SS Loomis, LLC, a California Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Getaways LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 309 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592, as amended in Instrument No. 20211001-0132086, 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 SS Loomis, LLC, a California limited liability company, by Warranty Deed from Joseph John Shields, IV, unmarried, dated March 11, 2024, of record in Instrument No. 20240312-0017150, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Facade Guidelines of record in Book 7631, Page 606, said Register's Office.

Ordinance No. 097-755 of record in Book 10512, Page 464, Ordinance No. 097-754 of record in Book 10512, Page 477, Ordinance No. BL2013-377 of record in Instrument No. 20130903-0092714, Ordinance No. BL2005-875, of record in Instrument No. 20130903-0092716, said Register's Office.

Easements of record in Ordinance No. BL2019-1621, said Register's Office.

Grant of Easement of record in Instrument No. 20210802-0103594, said Register's Office.

Restriction Amendment of record in 20211208-0162784, said Register's Office.

HOA Charter of record in Instrument No. 20200123-0008589, said Register's Office.

Restriction Amendment of record in Instrument No. 20240229-0014013, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 65 Lindsley Ave, Unit 309, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

SS Loomis, LLC

_____ Date: 12.9.25

By: Shelby Worthington-Loomis, Member

See attached notarial certificate

_____ Date: 12-9-25

By: Steve Loomis, Member

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Shelby Worthington-Loomis and Steve Loomis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Members of SS Loomis, LLC and that they are authorized by SS Loomis, LLC to execute this instrument on its behalf.

Witness my hand, at office, this _____ day of _____, _____.

_____

NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT (CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

On December 09, 2025 before me, Andrenna Hernandez, Notary Public,
(Date)

personally appeared STEVEN RICHARD LOOMIS & SHELBY LYNNE WORTHINGTON LOOMIS

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANDRENNA HERNANDEZ
Notary Public - California
Riverside County
Commission # 2497058
My Comm. Expires Aug 9, 2028

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 12/9/25

Number of Pages: 2 Signer(s) Other Than Named Above: —

Additional Information: —