THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152831** Karen Johnson Davidson County Batch# 1358504 DEEDWARR 12/16/2025 09:20:30 AM 3 pgs Fees: $18.00 Taxes: $1,313.50 20251216-0099777	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00 Affiant Subscribed and sworn to before me, this 10th day of December, 2025. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Versai, LLC **3225 McLeod Dr. Ste 100** ~~**Las Vegas, NV 89121**~~	New Owner **3225 McLeod Dr. Ste 100** **Las Vegas, NV 89121**	Tax Parcel ID No. 131 01 0D 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Keaton Travis, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Versai, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 also known as Apt. 1A on the Plan of GEORGETOWN CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 4, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516, and Instrument No. 20120731-0067332; Appointment of Successor Trustee recorded in Book 10225, Page 413; Instrument No. 20120823-0076049, said Register's Office.

Being the same property conveyed to Zachary Keaton Travis, a single man, by Warranty Deed from Richard Devoe and Ann H. Devoe, husband and wife, of record in Instrument No. 20211223-0169918, in the Register's Office of Davidson County, Tennessee, dated December 20, 2021 and recorded on December 23, 2021. Also see Scrivener's Affidavit recorded in Instrument No. 20230428-0031493, Register's Office of Davidson County, Tennessee.

Hayden Lee Avery joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Zachary Keaton Travis.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GEORGETOWN CONDOMINIUM APARTMENTS Condominium of record in Book 5211, Page 325; amended in Book 5616, Page 133; Book 6079, Page 516; Appointment of Successor Trustee recorded in Book 10225, Page 413; Instrument No. 20120823-0076049; Resolution recorded in Instrument No. 20120731-0067332; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary sewers and/or storm drainage, recorded in Book 4308, Page 575.

Easement recorded in Book 4308, Page 650; Book 7873, Page 859; Instrument No. 20110620-0047283.

This is improved property located at 5025 Hillsboro Pike 1A Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2025.

Zachary Keaton Travis

Hayden Lee Avery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Keaton Travis and Hayden Lee Avery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity

I, Emily Manno, 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 12/8/25.

Date

Affiant Signature

12/8/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of December, 20 25.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026