Warranty Deed

Karen Johnson Davidson County Batch # 1358740 DEEDWARR 12/16/2025 02:46:30 PM 2 pgs Fees: $13.00 Taxes: $1,091.50 20251216-0100045	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Affiant Subscribed and sworn to before me, this the 12th day of December, 2025. Notary Public My commission expires: DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 05-08-2028

Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: W-2TRE-25-1310-304	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: THE GILDED COWBOY LOFT NO. 3 LLC	Send Tax Bills To: A+D MORTGAGE	Map/Parcel Number 071-15-0Z-304.00-CO
37 SEABISCUIT CT	899 WEST CYPRESS CREEK RD	
LEXINGTON, VA 24450	FT LAUDERDALE, FL 33309	

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, **LISCHEY AVENUE PARTNERS, GP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE GILDED COWBOY LOFT NO. 3 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 County, Tennessee, being Unit 304 of Starlet East Condominium, as established by Declaration for Starlet East Condominium, a Horizontal Property Regime, of record in Instrument No. 20220517-0056860, and being shown on Plat attached thereto as Exhibit B, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to Lischey Avenue Partners LLC, a Tennessee limited liability company by Special Warranty Deed from Amon Ringemann, an individual of record in Instrument No. 20210616-0081660, Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021.

NOTE: Lischey Avenue Partners LLC, a Tennessee limited liability company is now known as Lischey Avenue Partners, GP, a General Partnership (see Acknowledgment of Conversion / Certificate of record in Instrument No. 20220624-0072523, said Register's Office)

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 1310 Lischey Avenue Unit 304, Nashville, TN 37207, 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 12th day of December, 2025.

Lischey Avenue Partners, GP LLC, a Tennessee Limited Liability Company

By:_____
Bruce Most, Authorized Agent

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 Bruce Most, 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 Authorized Agent of Lischey Avenue Partners, GP, 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 12th day of December, 2025.

_____
Notary Public

My Commission Expires: 11-8-28

