THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152701** Karen Johnson Davidson County Batch # 1360538 DEEDWARR 12/22/2025 12:19:09 PM 2 pgs Fees: $13.00 Taxes: $2,127.50 20251222-0101450	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2025. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: Nashbama, LLC, Series 2 700 Vail Court Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0P-106.00 CO

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, **Michael Bird and Nicole Bird, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nashbama, LLC, Series 2, a Delaware Limited Liability Company**, ("Grantee"), 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. 106, on the Horizontal Property Regime for Summer Street Lofts, as recorded in the Master Deed of record in Instrument No. 20060210-0016660 and amended in Instrument No. 20060919-0116175, Instrument No. 20061215-0154790, Instrument No. 20071205-0140921 and Instrument No. 20110805-0060498, Register's Office for Davidson County, Tennessee, to all of 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 Master Deed.

Being the same property conveyed to MICHAEL BIRD AND NICOLE BIRD, HUSBAND AND WIFE, by deed from LOUIS RILEY KETE, of record in Instrument No. 20220511-0053890, dated April 25, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 082-09-0P-106.00 CO.

Matters shown on the Plan of record in Instrument No. 20040224-0020831, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 11625, page 280, said Register's Office.

Master Deed of record in Instrument No. 20060210-0016660 and amended in Instrument No. 20060919-0116175, Instrument No. 20061215-0154790, Instrument No. 20071205-0140921 and Instrument No. 20110805-0060498, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20051114-0137103, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20051114-0137101, said Register's Office.

This is improved property located at 500 Madison Street, Unit 106 Nashville TN 37208

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 19th day of December, 2025.

Michael Bird

Nicole Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Bird and Nicole Bird, 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 19th day of December, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____