Warranty Deed

Karen Johnson Davidson County Batch# 1361255 DEEDWARR 12/23/2025 01:24:30 PM 3 pgs Fees: $18.00 Taxes: $4,070.00 20251223-0102161	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Affiant Subscribed and sworn to before me, this the 8th day of December, 2025. Notary Public My commission expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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:	Send Tax Bills To:	Map/Parcel Numbers:
Arhan Chhabra	Mega Capital Funding, Inc.	071-14-3C-011.00-CO
116 Agnes Road, Ste 200	26637 Agoura Rd. Ste 100	
Knoxville, TN 37919	Calabasas, CA 91302	

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, **TN001 1104 BAPTIST WORLD CENTER LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF TN001 1104 BAPTIST WORLD CENTER REVOCABLE TRUST DATED AUGUST 7, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETAL PINK, LLC**, 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 lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 11, as shown on Exhibit "B" in the Master Deed of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Jonathan Voon Lee Lam and Jun Yi Lio, Husband and Wife by Warranty Deed from Blue Sky Construction, Inc., a Tennessee Corporation of record in Instrument No. 20230714-0054268 Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 14, 2023.

Being the same property conveyed to TN001 1104 Baptist World Center LLC, a Tennessee Limited Liability Company, as Trustee of TN001 1104 Baptist World Center Revocable Trust by Quitclaim Deed from Jonathan Voon Lee Lam and Jun Yi Lio, husband and wife of record in Instrument No. 20230809-0061804 Register's Office for Davidson County, Tennessee, dated August 09, 2023 and recorded on August 09, 2023.

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 1104 Baptist World Center Drive Unit 1, 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 8th day of December, 2025.

TN001 1104 Baptist World Center Revocable Trust dated August 7, 2023
By: TN001 1104 Baptist World Center LLC, its Trustee

By:_____
Jonathan Voon Lee Lam, Authorized Person

By:_____
Jun Yi Lio, Authorized Person

STATE OF IOWA
COUNTY OF LINN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Voon Lee Lam and Jun Yi Lio, 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 Persons of TN001 1104 Baptist World Center LLC, a Tennessee Limited Liability Company, as Trustee of TN001 1104 Baptist World Center Revocable Trust dated August 7, 2023, 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 8th ~~4th~~ day of December, 2025.

Nancy Jordan
Notary Public

My Commission Expires: 5-12-2027

NOTARIAL SEAL IOWA
NANCY JORDAN
Commission Number 722406
My Commission Expires
May 12, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-8-2025.

Affiant Signature

22nd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028