Karen Johnson Davidson County
Batch# 1362891 DEEDWARR
12/30/2025 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,285.75
20251230-0103528

Map & Parcel 104-06-0B-501.00-CO

New Owner and
Send Tax Statements to:

501 Park Investors LLC
3309 Fairmont Drive
Nashville, TN 37203-1007

This Instrument Prepared By:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Capitol View, Suite 600
500 11th Avenue North
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy H. Harris and Dale J. Brown (the "Grantors"), have bargained and sold and by these presents do hereby transfer and convey unto 501 Park Investors LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns forever, the following described property, to-wit:

> Land in Davidson County, Tennessee, Being Unit No. 501, West End Park Condominiums, Formerly Known as Park Road Condominiums, as shown on Plat of record in Plat Book 5200, Page 390,as established under Master Deed of Record in Book 5845, Page 831, amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094, Instrument No. 20140627-0056472 and Instrument No. 20240523-0038515, In the Registers Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to AMY H. HARRIS AND DALE J. BROWN, by deed from HELEN H. SIM, MARRIED AND JOAN SIM LEE, MARRIED, of record in Instrument No. 20170428-0042024, dated April 25, 2017, said Register's Office.
>
> The property is commonly known as 3314 West End Avenue, Unit 501, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the Grantee, its successors and assigns forever and we do further covenant and bind ourselves, our heirs and representatives, to

warrant and forever defend the title to said property to the said Grantee and its successors and assigns, against the lawful claims of all persons whomsoever.

AND GRANTORS DO COVENANT with the Grantee, its successors and assigns, that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever subject only to: (i) easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (ii) any and all applicable governmental and/or zoning regulations; and (iii) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have caused this instrument to be executed this 19 day of December 2025.

Dale J. Brown

Amy H. Harris

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dale J. Brown the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 19th day of December 2025.

Notary Public

My Commission expires: 3-9-2027

MADISON PEREIRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Amy H. Harris the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 19th day of December 2025.

Notary Public

My Commission expires: 3-9-2027

MADISON PEREIRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

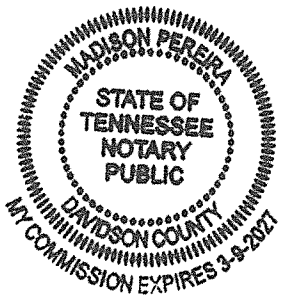
I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $347,500.00.

Affiant

Sworn to and subscribed before me on this 18th day of December 2025.

Notary Public

My Commission expires: 3-9-2027



Certificate of Authenticity

I, Melissa Goelz, 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 12-19-2025.

Date

Affiant Signature

12-23-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of December, 2025

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)