Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1364149 | DEEDWARR
12/31/2025 11:48:33 AM | 2 pgs
Fees: $13.00 Taxes: $2,035.00

20251231-0104488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTY THOUSAND AND 00/100 (550,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JULIE PURDIE (NAME)	**NEW OWNER** (NAME)	**091 12 0X 002.00**
4009B INDIANA AVENUE NASHVILLE, TN 37209 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of December, 2025, the undersigned, **MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JULIE PURDIE, UNMARRIED,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of **4009 INDIANA AVENUE, B, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4009 INDIANA AVE RESIDENCES, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190731-0075250 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to MRE OZ Fund, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tynelea Partners, GP, a Tennessee General Partnership, of record in Instrument No. 20191028-0110335, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019, and recorded on October 28, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of December, 2025.

GRANTOR: MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MRE DEVELOPMENT PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP
ITS: MANAGER OF MRE OZ FUND, LLC

BY: JON R. WAGENMAN
ITS: MANAGING PARTNER OF MRE DEVELOPMENT PARTNERS, GP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JON R. WAGENMAN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Managing Partner of **MRE DEVELOPMENT PARTNERS, GP**, a Tennessee General Partnership, and who upon oath acknowledged that **MRE DEVELOPMENT PARTNERS, GP** is the Manager of **MRE OZ FUND, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **MRE OZ FUND, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 19th day of December, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY