Karen Johnson Davidson County
Batch# 1366806 DEEDWARRSP
01/07/2026 10:38:30 AM 8 pgs
Fees: $43.00 Taxes: $5,807.48
20260107-0001334

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
Nashville 62 SFR, LLC
1344 La France Street
No. 1
Atlanta, GA 30307

SPECIAL WARRANTY DEED

This Special Warranty Deed, made to be effective as of the 5th day of December, 2025, is granted by and between **Flipside 6, LLC, a Georgia limited liability company**, whose forward mailing address is *1344 La France Street, No. 1, Atlanta, GA 30307* ("*Grantor*"), and **Nashville 62 SFR, LLC, a Georgia limited liability company**, whose tax mailing address is *1344 La France Street, No. 1, Atlanta, GA 30307* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 16 day of December, 2025.

GRANTOR:

Flipside 6, LLC,
a Georgia limited liability company

By: _____
Name: Daniel Dorfman
Title: Manager

STATE OF Georgia §
COUNTY OF Dekalb §

The foregoing instrument was acknowledged before me this 16 day of December, 2025, by Daniel Dorfman, as Manager of Flipside 6, LLC, a Georgia limited liability company, who ☑ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

JASON MAXWELL
NOTARY
PUBLIC
DEKALB COUNTY, GEORGIA

_____
Notary Public

Commission Expires: 3/2/2029

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 1,569,589.65 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

Nashville 62 SFR, LLC,
a Georgia limited liability company

By: _____
Name: Rob Newman
Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 22nd day of December , 2025, by Rob Newman, as Agent of Nashville 62 SFR, LLC, a Georgia limited liability company, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

_____
Notary Public

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description(s)

TRACT 1:

Being Unit No. 1 on the Horizontal Property Regime for Homes at 268 White Bridge Pike, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20210903-0119017, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 07/11/2025 at Instrument No. 20250711-0054775 in said Register's Office.

COMMONLY KNOWN AS: 268 White Bridge Pike 101, Ashland City, TN 37209
PARCEL ID: 103-02-4F-001.00
TITLE FILE NO: ROOTS25-4TN59

TRACT 2:

Being Unit No. 2 on the Horizontal Property Regime for Homes at 268 White Bridge Pike, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20210903-0119017, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 07/11/2025 at Instrument No. 20250711-0054775 in said Register's Office.

COMMONLY KNOWN AS: 268 White Bridge Pike 102, Ashland City, TN 37209
PARCEL ID: 103-02-4F-002.00
TITLE FILE NO: ROOTS25-4TN60

TRACT 3:

Being Unit No. 3 on the Horizontal Property Regime for Homes at 268 White Bridge Pike, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20210903-0119017, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 07/11/2025 at Instrument No. 20250711-0054775 in said Register's Office.

COMMONLY KNOWN AS: 268 White Bridge Pike 103, Ashland City, TN 37209
PARCEL ID: 103-02-4F-003.00
TITLE FILE NO: ROOTS25-4TN61

Exhibit "A"
Legal Description(s)

TRACT 4:

Being Unit No. 4 on the Horizontal Property Regime for Homes at 268 White Bridge Pike, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20210903-0119017, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 07/11/2025 at Instrument No. 20250711-0054775 in said Register's Office.

COMMONLY KNOWN AS: 268 White Bridge Pike 104, Ashland City, TN 37209
PARCEL ID: 103-02-4F-004.00
TITLE FILE NO: ROOTS25-4TN62

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (268 WHITE BRIDGE PIKE 101, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Map 161, Page 164.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20210903-0119017.

AS TO TRACT 2 (268 WHITE BRIDGE PIKE 102, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Map 161, Page 164.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20210903-0119017.

AS TO TRACT 3 (268 WHITE BRIDGE PIKE 103, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Map 161, Page 164.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20210903-0119017.

AS TO TRACT 4 (268 WHITE BRIDGE PIKE 104, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Map 161, Page 164.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20210903-0119017.

Tennessee Certification of Electronic Document

I, ROB NEWMAN, 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 12/5/2025 (effective date of document).

Affiant Signature

12/22/2025
Date

State of PENNSYLVANIA

County of ALLEGHENY

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

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157