Karen Johnson Davidson County
Batch# 1369956 DEEDWARR
01/15/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20260115-0003791

Name and Address of New Owner:
Alexandra Carty
1721 A Pecan St
Nashville, TN 37208

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-02-4S-001.00

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 and legal sufficiency of which are hereby irrevocably acknowledged, **Core Dev LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexandra Carty, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, as shown in the Declaration of Covenants, Conditions and Restrictions for Seventeen-TwentyOne Peacan Street, of record in Instrument No. 20240624-0046943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Core Dev LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated June 12, 2024 from Skye Acquisitions, LLC, recorded June 13, 2024 in Instrument No. 20240613-0044466 in the Register's Office.

Being the same property conveyed to Skye Acquisition, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 26, 2024, from Music City Financial, LLC a Texas Limited Liability Company, recorded March 27, 2024 in Instrument No. 20240327-0021417 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2026.

Core Dev LLC, a Limited Liability Company

By:_____(SEAL)
Brent Kakwitch, Authorized Representative

Core Dev LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
Daniel Nguyen, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2026, before me personally appeared Brent Kakwitch, Authorized Repreesntative of Core Dev LLC and Daniel Nguyen, Authorized Representative of Core Dev LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2026.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $514,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 15th day of January, 2026.

_____
Notary Public
My commission expires:_____
File No. 2025-8655-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 January 15, 2026 (date of document)

Regina Sullo

Affiant Signature

January 15, 2026

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 15 day of January, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

