WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371510 DEEDWARR
01/21/2026 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260121-0005026

File No.: RES-25-519A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES JUN 6, 2027

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scout Opportunity Fund, LLC	New Owner	105 07 2X 001.00 CO
(NAME)	(NAME)	
324 Franklin Street Clarksville, TN 37040		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **HAMILTON DEVCO 519, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SCOUT OPPORTUNITY FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 519 Hamilton Avenue, a Horizontal Property Regime, of record in Instrument Number 20251112-0090216, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Hamilton Devco 519, GP, a General Partnership, from Aquilla Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 2, 2025, recorded January 3, 2025, in Instrument No. 20250103-0000425, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 519-A Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of January, 2026

Hamilton Devco 519, GP, a Tennessee General Partnership

By: _____

Adam G. LaFevor, ~~Authorized~~ Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Hamilton Devco 519, GP, the within named bargainor, a Tennessee general partnership, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership, as Authorized Agent.

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

_____
Notary Signature
My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, 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 20, 2026.

Affiant Signature

1/20/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20th day of January, 2026.

Notary's Signature

My Commission Expires: 12-29-2026

Notary's Seal

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-519A