Karen Johnson Davidson County
Batch# 1375394 DEEDWARR
02/03/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260203-0007408

WARRANTY DEED

File No. EM-26-1152

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TN Ocean Beach Engagement, LLC	**New Owner**	
(NAME)	(NAME)	
65 Lindsley Avenue, Unit #203	**312 West 2nd Street, #A1623**	093-11-0H-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Casper, WY 82601**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Muse STR LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN Ocean Beach Engagement, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS REPRESENTATIVES AND ASSIGNS, A 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 No. 203 of Muse, a Planned Unit Development with Private Elements a Horizontal Property Regime, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development a Horizontal Property Regime, of record in Instrument Number 20200123-0008592, amended in Instrument Number 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; as set forth in said Declaration.

Being the same property conveyed to Jason Alan Scorza, a married man by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20211228-0170587 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

Being the same property conveyed to Muse STR, LLC by Quitclaim Deed from Jason Alan Scorza of record in Instrument No. 20220112-0004492 Register's Office for Davidson County, Tennessee, dated January 3, 2022 and recorded on January 12, 2022.

This is property more commonly known as 65 Lindsley Avenue, Unit #203, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 GRANTEES 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 GRANTEES, 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 this 29th day of January, 2026.

Muse STR LLC, a Tennessee limited liability company

By:_____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

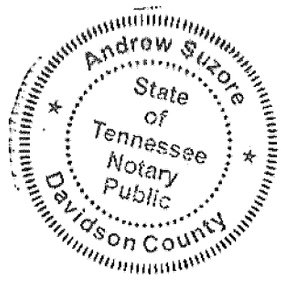
Before me, the undersigned, of the state and county mentioned, personally appeared Joshua Hunter, Authorized Agent of Muse STR LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Agent of Muse STR LLC, the within named bargainor, a Tennessee limited liability company, and that in such capacity, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as an Authorized Agent.

Witness my hand and seal this 29th day of January, 2026.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



Certificate of Authenticity

I, Andrew Suzave, 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 29, 2026.

Date

Affiant Signature

January 29, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of January, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)