Karen Johnson Davidson County
Batch # 1386454 DEEDWARR
02/27/2026 09:58:18 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20260227-0015604

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253325

STATE OF TENNESS
COUNTY OF DAVID

The actual consideratio
for this transfer is: $370,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2026.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lase, LLC 6034 Parkhaven Blvd Hermitage, TN 37076	New Owner	Tax Parcel ID No. 104-02-2K-313.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rogers Investments, LLC, a Delaware Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lase, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit(s) located in Davidson County, Tennessee, being Unit No. 313, together with the appurtenant interest in the common elements of Lofts at 30th, established by The Declaration of Lofts at 30th of record in Instrument No. 20211208-0162910, amended in Instrument No. 20211221-0168471, in Instrument No. 20220411-0041810, and in Instrument No. 20220414-0043523 , Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned Declaration.

Being the same property conveyed to ROGERS CHICAGO PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, by deed from 30TH CORE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220627-0072990, dated June 21, 2022, said Register's Office.

Rogers Chicago Properties, LLC, an Illinois Limited Liability Company having domesticated on July 26, 2023 and is now known as Rogers Investments, LLC, a Delaware Limited Liability Company.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-02-2K-313.00 CO.

Matters shown on the Plan of record in Book 161, Page 102, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080722-0074912, said Register's Office.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20080722-0074853, said Register' s Office.

Master Deed and ByLaws of record in Instrument No. 20211208-0162910, amended in Instrument No. 20211221-0168471, in Instrument No. 20220411-0041810, and in Instrument No. 20220414-0043523, said Register's Office.

This is improved property located at 210 30th Avenue North, Unit 313 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2026.

Rogers Investments, LLC

By: Donald Rogers, Member

By: Lindsay Rogers, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Donald Rogers and Lindsay Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of Rogers Investments, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 26th day of February, 2026.

Notary Public

My Commission Expires: _____

