WARRANTY DEED

Karen Johnson Davidson County
Batch# 1386580 DEEDWARR
02/27/2026 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260227-0015752

File #26-TC-0210-C

(SEAL)

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: 4.19.2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LASE, LLC	LASE, LLC	
(NAME)	(NAME)	
210 30th Avenue North, #211	6034 PARKHAVEN BLVD	**104 02 2K 211.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	HERMITAGE, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

STR INVESTORS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LASE, LLC, A LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 211 of THE LOFTS AT 30TH, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of LOFTS AT 30TH, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471 and as further Amendments recorded in Instrument No. 20220411-0041810; Instrument No. 20220414-0043523 and Instrument No. 20250718-0056877, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to STR Investors LLC, A Michigan Limited Liability Company, by Special Warranty Deed from 30th Core, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220125-0008960, in the Register's Office of Davidson County, Tennessee, dated January 14, 2022 and recorded on January 25, 2022.

This conveyance is subject to:

1. Property Taxes for the year 2026 and all subsequent years.
2. All matters shown on the plat of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211208-0162910, as amended in Instrument No. 20211221-0168471; Instrument No. 20220411-0041810; Instrument No. 20220414-0043523 and Instrument No. 20250718-0056877, aforesaid Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080722-0074912, aforesaid Register's Office.
5. Grant of Easement recorded in Instrument No. 20130517-0050160, aforesaid Register's Office.
6. Quitclaim Deed Common Open Space Deed recorded as Instrument No. 20220919-0104306, aforesaid Register's Office.
7. Any and all existing easements and restrictions as shown of record not stated herein."

Note that both the Inspection and Maintenance Agreement for Private Stormwater Management Facilities 20080722-0074853 AND Property Modifications recorded as Instrument No. 20080725-0076363 are not included in the Stewart Title Commitment nor the Vesting Deed to STR Investors LLC.

This is ____ **unimproved** __X__ **improved** property known as: **210 30th Avenue North, #211, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 26th day of February, 2026.

STR Investors, LLC, a Michigan Limited Liability Company

By:_____
John Bishop, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

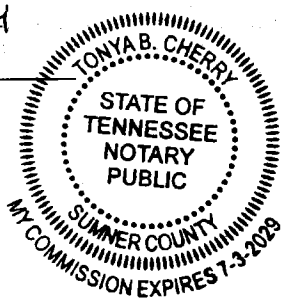
Before me, Tonya B. Cherry of the state and county mentioned, personally appeared John Bishop, Authorized Agent of STR Investors, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of STR Investors, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop, Authorized Agent of STR Investors, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 26th day of February, 2026.

_____
Notary Signature

Printed Name: Tonya B. Cherry

My commission expires: 7-3-29



CERTIFICATE OF AUTHENTICITY

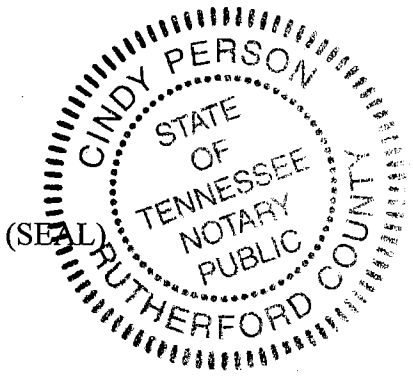
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-26-2026.

A R Steelman
Affiant Signature

2-27-2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 27 day of February, 2026.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900