Name and Address of New Owner:
322 Vale Manor LLC
109 Broadview Street
Chapel Hill, TN 37034

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1389364 DEEDWARR
03/06/2026 12:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260306-0018157

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

Map & Parcel No: 160-14-0I-004-00

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, **CWC19 LLC, a Wyoming Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **322 Vale Manor LLC**, "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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 4, of Homes at Vale Manor, a Horizontal Property Regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Vale Manor, in Instrument No. 20231103-0086222 as amended in Instrument No. 20240812-0060409, Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declarations.

Being the same property conveyed to Brad Bars by Quitclaim Deed dated December 6, 2024 from Creative REI, LLC, recorded December 9, 2024 in Instrument No. 20241209-0095270 in the Register's Office.

Being the same property conveyed to CWC19, LLC by Warranty Deed from Brad Bars, a Married Man, recorded on February 11, 2026 and of record as Instrument No. 20260211-0010609 in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 6th day of February, 2026.

CWC19 LLC, a Wyoming Limited Liability Company

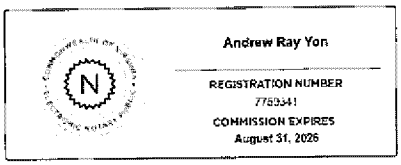
By: Jim Adams IV
Jim Adams, Member, Manager

Commonwealth of Virginia, County of Hanover

Before me, Andrew Ray Yon of the state and county mentioned, personally appeared Jim Adams, Member, Manager of CWC19 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 Member, Manager of CWC19 LLC, the within named bargainor, a Limited Liability Company, and that such Jim Adams, Member, Manager of CWC19 LLC as such Member, Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member, Manager.

Witness my hand and seal, at office in Hanover, VA, this ~~4th~~ 5th day of February, 2026.

Notary Signature



Printed Name: Andrew Ray Yon

My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication

AFFIDAVIT OF VALUE

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

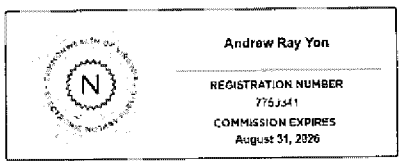
CWC19 LLC, a Wyoming Limited Liability Company

By: Jim Adams IV
Jim Adams, Member, Manager

Commonwealth of Virginia, County of Hanover

Sworn to and subscribed before me this 5th day of February, 2026.

Notary Signature



My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication

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 2/5/26 (date of document)

Regina Sullo

Affiant Signature

2/10/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10 day of Feb, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

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

202603060018157