Karen Johnson Davidson County
Batch# 1389391 DEEDQC
03/06/2026 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018195

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Condor Ridge Equity LLC 401 Weaver Dr. Nashville, TN 37217

NWT B
Order Number: WS26-574TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Equity 305 Basel, LLC, a Tennessee Limited Liability Company,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Condor Ridge Equity, LLC, a Florida Limited Liability Company ,** whose address is 401 Weaver Dr., Nashville, TN 37217, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 17 on the Plan of Seven Oaks, Section No. 1 of record in Plat Book 1835, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the westerly margin of Weaver Drive, at the common corner of Lot Nos. 16 and 17; thence in a northerly direction along the westerly margin of Weaver Drive, 120 feet to a point; thence continuing around a curve in a northwesterly direction 39.27 feet to a point on the southerly margin of Dempsey place, 140 feet to a point; thence in a southerly direction 134.4 feet to a point on the line between Lot Nos. 17 and 16; thence in an easterly direction along the line between Lot Nos. 16 and 17, 140 feet to the westerly margin of Weaver Drive, being the Point of Beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 132, Register's

Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2087, Page 183, in the Register's Office for Davidson County, Tennessee.

Subject to an Avigation Easement and Contract of record in Book 9086, Page 313, in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 120 10 0 051.00
Street address of property: 401 Weaver Dr., Nashville, TN 37217

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20220617-0069840 in the Register's Office, Davidson County, Tennessee.

Signed this 3rd day of MARCH, 2026

Signature of Grantors:

Equity 305 Basel, LLC

By _____

Name/Title SEBASTIAN A. GOMEZ / MANAGING MEMBER

STATE OF Florida, COUNTY OF Broward, SS:

BE IT REMEMBERED That on this 3rd day of March, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sebastian Gomez in the capacity of Managment member for Equity 305 Basel, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
FLORIAN NAPP
MY COMMISSION # HH 341233
EXPIRES: December 19, 2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 120 10 0 051.00
Street address of property: 401 Weaver Dr., Nashville, TN 37217

Oath of Consideration

I or we, SEBASTIAN A. GOULD the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.-.

Signed this 3rd day of MARCH, 2026

Signatures of Affiant(s):

Sworn and subscribed before me this 3 day of MARCH, 2026

Notary Public

FLORIAN NAPP
MY COMMISSION # HH 341233
EXPIRES: December 19, 2026
