Karen Johnson Davidson County
Batch# 1391519 DEEDWARRSP
03/11/2026 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $4,588.00
20260311-0019423

THIS INSTRUMENT PREPARED BY: **Buchalter LLP** **1 Music Circle South** **Suite 300** **Nashville, TN 37203** **Attention: Catherine P. Oryl**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,240,000.00. Affiant Subscribed and sworn to before me, this the 9 day of March, 2026. Notary Public My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel
Yong-Chieh Liou & Kamil Dusejovsky 1007 A Southside Avenue Nashville, TN 37203	Watermark Capital, Inc. 16500 Bake Pkwy Irvine, CA 92618	105011U00100CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KASIBAPA, LLC,** a Tennessee limited liability company (*formerly known as KASIBAPA PARTNERSHIP*) ("Grantor"), has bargained and sold, and does hereby transfer and convey to Yong-Chieh Liou, an unmarried man, and Kamil Dusejovsky, a married man (each, a "Grantee", and collectively, the "Grantees"), its successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on ***Exhibit A*** attached hereto and incorporated herein by reference (collectively, the "Property").

The Property is improved property located at 1007A Southside Avenue, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, Grantees successors and assigns, forever. Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simply, has good right to convey it, and the same is unencumbered except as set forth on ***Exhibit B***, attached hereto and incorporated herein by reference (the "Permitted Encumbrances"), Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantees, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[*Signatures on Following Page(s).*]

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of 6 day of MARCH, 2026.

GRANTOR:

Kasibapa, LLC
a Tennessee limited liability company

By: _____
Balu Patel
Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Balu Patel**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of **Kasibapa, LLC.**, a Tennessee limited liability company, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of March, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1-22-2029 (seal)

ANWAR FELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

EXHIBIT A

Legal Description of Property

Land situated in Davidson County, Tennessee, being Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1007 Southside Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210525-0070883, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kasibapa, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kasibapa Partnership, of record in Instrument No. 20260302-0015969 of the Register's Office for Davidson County, Tennessee, dated February 27, 2026, and recorded on March 2, 2026.

This is property more commonly known as 1007 Southside Avenue, Unit A, Nashville, TN 37203.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable;
2. Any and all applicable governmental and/or zoning regulations;
3. All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee; and
4. Rights of parties in possession not shown by the Public Records.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/6/26.

Affiant Signature – Joshua A. Terry

3/9/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/9/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27