Karen Johnson Davidson County
Batch# 1399928 DEEDWARRSP
03/31/2026 01:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260331-0025595

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(__X__)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY	ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY	081-06-0-350.00
401 CONGRESS AVENUE, 33RD FLOOR	401 CONGRESS AVENUE, 33RD FLOOR	
AUSTIN, TX 78701	AUSTIN, TX 78701	

This Deed executed this 26th day of MARCH 2026, for and in consideration of **Ten and 00/100 Dollars ($10.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JEFF 1, LLC** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 26th day of MARCH, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JEFF 1, LLC, a Delaware limited liability company

By: _____

Name: Jane Chin

Title: Vice President

STATE OF Texas)
COUNTY OF Travis)

The foregoing instrument was acknowledged before me this 26 day of March, 20 26, by **Jane Chin** who is personally known to me (or satisfactorily proven) to be the Jane Chin of **JEFF 1, LLC** the _ **Vice President** herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

JILLIAN STACH
Notary ID #135540465
My Commission Expires
November 17, 2029

JStach
Notary Public
My Commission Expires: 11/17/2029

OATH OF VALUE STATEMENT

STATE OF Texas
COUNTY OF Travis

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 26 day of March, 2026

JILLIAN STACH
Notary ID #135540465
My Commission Expires
November 17, 2029

Notary Public
My commission expires: 11/17/2029
SEAL

Name and address for person(s) responsible for taxes:
ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY
401 CONGRESS AVENUE, 33RD FLOOR
AUSTIN, TX 78701

Name and Address of property owner:
ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY
401 CONGRESS AVENUE, 33RD FLOOR
AUSTIN, TX 78701

Exhibit "A"
Legal Description

TRACT 1:
File Number: TAV1TN69
County: Davidson
Street Address: 2010 24Th Ave N, Nashville, TN 37208
APN: 081-06-0-350.00

Legal Description:
Land in Davidson County, Tennessee, being parts of Lots No. 3 and 4 in the SUBDIVISION OF WESLEY HYDE PROPERTY, as of record in Minute Book 66, Page 15, of the Chancery Court for Davidson County, Tennessee, described according to a copy of survey thereof made by John M. Sullivan, dated October 9, 1948, as follows: Beginning at a point in the Easterly margin of 24th Avenue North at the intersection of Lacy Street, as shown on said survey; thence along the Easterly margin of said Avenue, Northerly 53 feet; thence Easterly 150 feet; thence Southerly 53 feet to the North margin of Lacy Street; thence Westerly along the North margin of Lacy Street, 150 feet to the beginning.

Being part of the same property conveyed to JEFF 1, LLC, by Quitclaim Deed from VM Pronto, LLC, of record in Instrument No. 20240805-0059294, in the Register's Office of Davidson County, Tennessee, dated August 01, 2024 and recorded on August 05, 2024.

Tennessee Certification of Electronic Document

I, Prinon Mahdi, 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 03/26/2026 (date of document).

Prinon Mahdi
Affiant Signature

03/31/2026
Date

State of ~~Tennessee~~ New York

County of NY

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/16/2029

NOTARY'S SEAL

MELISSA BLACKNICK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BL4957475
Qualified in New York County
Commission Expires October 16, 2029