Karen Johnson Davidson County
Batch# 1404195 DEEDWARR
04/10/2026 07:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260410-0029018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED EIGHTY THOUSAND AND 00/100 (580,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF APRIL, 2026.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
IVAN PENA AND FAYETTE HOPE COLON (NAME)	ORIGIN POINT, LLC (NAME)	**104 02 2M 055.00**
3513 FOXGLOVE LANE LOUISVILLE, KY 40241 (ADDRESS)	3940 N. RAVENSWOOD AVE, STE 1W CHICAGO, IL 60613 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of April, 2026, the undersigned, **CAREY MUSIC CITY REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **IVAN PENA, AND FAYETTE HOPE COLON, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **303 31ST AVENUE NORTH, #413, NASHVILLE, TN 37203** and more particularly described as follows:

Located in Davidson County, Tennessee, being Unit No. 55 on the ODYSSEY CONDOMINIUM plat, filed as Exhibit to and established by Declaration for Odyssey Condominium, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308, and Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166; amended in Instrument No. 20230515-0035857 and Instrument No. 20231211-0095324, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Carey Music City Real Estate LLC, a Tennessee limited liability company, by Quitclaim deed from David Richard Carey and wife, Margaret Rose Carey, of record in Instrument No. 20230817-0064320, in the Register's Office of Davidson County, Tennessee, dated August 15, 2023 and recorded on August 17, 2023.

Being the same property conveyed to David Richard Carey and Margaret Rose Carey, husband and wife, by Special Warranty deed from Parthenon Holdings DE LLC, a Delaware limited liability company, of record in Instrument No. 20230724-0056717, in the Register's Office of Davidson County, Tennessee, dated July 20, 2023 and recorded on July 24, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of April, 2026.

GRANTOR: CAREY MUSIC CITY REAL ESTATE LLC
BY: DAVID CAREY
ITS: SOLE-MEMBER

STATE OF ~~TENNESSEE~~ ILLINOIS)
COUNTY OF ~~DAVIDSON~~ LASALLE)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DAVID CAREY** with who I am personally acquainted, and who upon oath acknowledged themself to be the Sole-Member of **CAREY MUSIC CITY REAL ESTATE LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **CAREY MUSIC CITY REAL ESTATE LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Sole-Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Sole-Member.

WITNESS my hand, at office, on this 6th day of April, 2026.

Kirk D Scott
Notary Public

4-10-2028
My Commission Expires

KIRK D SCOTT
OFFICIAL SEAL
Notary Public - State Of Illinois
Commission No. 989355
My Commission Expires 04-10-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 6. 2026

Affiant Signature

9th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

