WARRANTY DEED

Karen Johnson Davidson County
Batch # 1405826 DEEDWARR
04/15/2026 11:08:01 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20260415-0030778

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $580,000.00

John McReynolds, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 10th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ferraro Hancock & Associates, PLLC
Todd H. Hancock, Esquire
4219 Hillsboro Pike, Ste. 306
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCR CUMBERLAND, LLC **3730 Robinson Road** **Thompson Station, TN 37179**	**New Owner**	**093-06-1C-131.00C0**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **SHONAM, LLC-2400 CHURCH ST 555, LLC, PROTECTED SERIES, A TENNESSEE SERIES LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCR CUMBERLAN, LLC,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. FU-2400 of Cumberland Penthouses, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cumberland Penthouses, a Condominium of record in Instrument Number 20050405-0037081, in the Register's Office for Davidson County, Tennessee, as amended in restated by Amended and Restated Master Deed of Record in Instrument No. 20050527-0060253 and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in

favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Sam Karaman, a single man, by Warranty Deed, from Fairview Holdings, LLC, a Connecticut Limited Liability Company, by Paul Hinman, Authorized Agent, dated August 10, 2020, recorded August 12, 2020, of record in Instrument Number 20200812-0090068 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shonam, LLC-2400 Church St 555 LLC, Protected Series, a Tennessee series limited liability company, by Quit Claim Deed, from Sam Karaman, a single man, dated January 23, 2023, recorded January 23, 2023, of record in Instrument Number 20230123-0005212 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, commonly known as 555 Church Street, Unit 2400, Nashville, Davidson County, Tennessee, 37219.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10 day of April, 2026.

SELLER / GRANTOR:

SHONAM, LLC-2400 Church St 555, LLC Protected Series
A Tennessee series limited liability company

Sam Karaman

By: Sam Karaman
Its: Manager

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sam Karamam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Manager of Shonam, LLC-2400 Church St, LLC, the within named bargainor, a Tennessee series limited liability company, and that he as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Manager.

WITNESS my hand and seal at office, on this 10th day of April, 2026.

Notary Public:

My commission Expires: 9/13/2028

[SEAL]

NOTARY PUBLIC STATE OF FLORIDA

NICHOLE MCGUFF
Commission # HH 575022
Expires September 13, 2028