WARRANTY DEED

Karen Johnson Davidson County
Batch# 1412244 DEEDWARR
04/28/2026 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,244.90
20260428-0037251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $877,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF , 2026.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029

(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JTK Property South, LLC	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
24 Shore Oaks Drive	3940 N. Ravenswood Ave Ste 2W	081-16-2A-002.00-CO
(ADDRESS)	(ADDRESS)	
Stony Brook, NY 11790	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEL SUR II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JTK PROPERTY SOUTH, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument: Number 20190919-0094897, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration.

Being the same property conveyed to Del Sur II, LLC, a Tennessee limited liability company by Warranty Deed from 1037 Scovel, LLC, a Delaware limited liability company of record in Instrument No. 20210406-0002823 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 06, 2021 and Correction Deed recorded in Instrument No. 20210415-0050758 and Instrument No. 20210415-0050759.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1037 Scovel Street, D, Nashville, TN 37208
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2026-374

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 27th day of April, 2026

DEL SUR II, LLC

BY: DEL SUR HOSPITALITY, LLC, MEMBER OF DEL SUR II, LLC

BY: JAY TYLER FAULKNER, MEMBER OF DEL SUR HOSPITALITY LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jay Tyler Faulkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Del Sur Hospitality LLC, Member of Del Sur II, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member of Del Sur Hospitality LLC, Member of Del Sur II, LLC executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Del Sur Hospitality LLC, Member of Del Sur II, LLC.

Witness my hand and official seal this 27th day of April, 2026.

Commission expires:

D DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

CH2026-374

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 4/27/2026 (date of document).

Affiant Signature

4/28/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 28 day of April, 2026.

Notary's Signature

My Commission Expires: 1-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County