THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2026.

Karen Johnson
Batch # 1413108
04/29/2026 10:38:07 AM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20260429-0037835

ry Public
Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Farmdog Properties, LLC 7257 NW 11th St Ocala, FL 34482	New Owner	Tax Parcel ID No. 093 13 0A 507.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Kushner and Elizabeth Kushner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Farmdog Properties, LLC, a Florida limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 507, together with the appurtenant interest in the common elements of SPENCE MANOR CONDOMINIUM, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6794, Page 219, and as amended and Restated in Instrument No. 20200117-0006150, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Kenneth Kushner and Elizabeth Kushner, by Warranty Deed from Mark A. Miller, Trustee and Cheryl L. Miller, Trustee of the Mark A. Miller Revocable Trust dated November 12, 1999, of record in Instrument No. 20180416-0035529, in the Register's Office of Davidson County, Tennessee, dated April 12, 2018 and recorded on April 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SPENCE MANOR CONDOMINIUM of record in Book 6794 Page 219, as amended by instrument(s) of record in in Instrument No. 20200117-0006150 and Appointment of Substitute Trustee recorded in Book 8546, Page 996 and Book 9556, Page 61 (Reaffirmation in Book 9736, Page 58); Appointment of Successor Trustee recorded in Instrument Nos. 20040325-0033922 and 20190724-0072595; also subject to easements, rights and interests 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 building thereon.

Rules Regarding Modification of Units recorded in Instrument No. 20181226-0125273.

Rule Prohibiting Smoking recorded in Instrument No. 20190812-0080403.

Rules Regarding Short-Term Rentals recorded in Instrument No. 20190812-0080404.

Charter for Spence Manor Condominium Association, Inc. recorded as Book 6790 Page 237; as amended in Instrument Nos. 20011106-0121962 and 20020710-0083218.

This is improved property located at 11 Music Square E #507 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2026.

Kenneth Kushner

Elizabeth Kushner

STATE OF FLORIDA)
COUNTY OF Leon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Kushner and Elizabeth Kushner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. IDs Produced: Florida Drivers License

Witness my hand, at office, this 24th day of April, 2026.

Notary Public

My Commission Expires: 03/22/2029

Natalie R. Gaymon

NATALIE R. GAYMON
Notary Public-State of Florida
Commission # HH 638231
My Commission Expires
March 22, 2029