WARRANTY DEED

S-AA-26-1608A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SYDNEY GREINER NOTARY PUBLIC TENNESSEE My Comm Exp. November 05, 2029 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bison Properties LLC	**HomeTown Equity Mortgage, LLC dba theLender**	
(NAME) **126 Shorecrest Circle**	(NAME) **25531 Commercentre Drive #250**	**081-12-2C-001.00-CO**
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS) **Lake Forest, CA 92630**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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 of which is hereby acknowledged, **CORNERSTONE RE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BISON PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211228-0170682, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211228-0170682, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Samuel Jason Perry by Quitclaim Deed from Cornerstone Re Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250403-0025407 Register's Office for Davidson County, Tennessee, dated April 3, 2025 and recorded on April 3, 2025.

Being the same property conveyed to Cornerstone RE Holdings LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Samuel Jason Perry of record in Instrument No. 20260312-0019695 Register's Office for Davidson County, Tennessee, dated March 9, 2026 and recorded on March 12, 2026.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for OneThousandSixHundredEight Seventh Avenue North, Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20211228-0170682, Register's Office for Davidson County, Tennessee.
- Charter of the OneThousandSixHundredEight Seventh Avenue North Homeowner's Association, Inc. of record in Instrument Number 20220303-0024576, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 A 7th Ave N, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch # 1415425 **DEEDWARR**
05/04/2026 03:14:29 PM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20260504-0039834

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

Witness my/our hand(s) this the 30 DAY OF APRIL, 2026.

Cornerstone RE Holdings LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CORNERSTONE RE HOLDINGS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212