THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454141**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 7th day of May, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1418675 DEEDWARRSP
05/11/2026 10:51:08 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260511-0042185

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

SPECIAL WARRANTY DEED

Address New Owner: Star 37027, LLC 5570 W. Flamingo Rd., #100, Las Vegas, NV 89103	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 12 0K 001.00

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, **DGI Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Star 37027, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1 of the WALLACE CLOSE CONDOMINIUMS, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Wallace Close Condominiums, of record in Instrument No. 20041230-0155035, as being amended in Instrument No. 20050301-0022155 and amendment to bylaws recorded in Instrument No. 20050301-0022156, Register's Office for Davidson County, Tennessee, included without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan as set out on Exhibit "E" to the Master Deed of WALLACE CLOSE CONDOMINIUMS, of record in Instrument No. 20041230-0155035, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to DGI Properties, LLC, by Warranty Deed from Matthew Freije, married, of record in Instrument No. 20141203-0110858, in the Register's Office of Davidson County, Tennessee, dated December 01, 2014 and recorded on December 03, 2014.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO BILLURAY, as recorded in Plat Book 3500, Page 150 and RESUBDIVISION in Plat Book 4350, Page 166.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WALLACE CLOSE CONDOMINIUMS of record in Instrument No.

20041230-0155035, as being amended in Instrument No. 20050301-0022155 and amendment to bylaws recorded in Instrument No. 20050301-0022156; 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.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2346, Page 565.

Easement for Sanitary Sewers, recorded in Book 6855, Page 856.

Wallace Close Condominium Owners' Association, Inc., recorded as Instrument No. 20050210-0015356.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 3900 Wallace Lane Nashville TN 37215

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 seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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 7th day of May, 2026.

DGI Properties, LLC
By: The Trust Company of Tennessee, as Trustee, Authorized Signor

Kathryn Waddell
By: Kathryn Waddell
Its: Legal Counsel

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Waddell, with whom I am personally acquainted, and who acknowledged that they are Legal Counsel of The Trust Company of Tennessee, as Trustee, Authorized Signor for DGI Properties, LLC and as such Legal Counsel executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 5th day of May, 2026.

Elisabeth Scott
Notary Public

My Commission Expires: 2/3/2029

ELISABETH SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY