WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-22-2029

Karen Johnson
Batch # 1423625
05/21/2026 02:30:29 PM
Fees: $13.00 Taxes: $5,106.00
20260521-0046595
Davidson County
DEEDWARR
2 pgs

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)
John Konchar	**New Owner**	
(NAME)	(NAME)	**082-09-0X-001.00-CO**
612 Monroe St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **SABRAGE INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN KONCHAR, UNMARRIED,** 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 No. 1 of Gramercy, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Gramercy of record in Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915, and as Amended and Restated in Instrument No. 20191018-0106918, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sabrage Investments, LLC, a Delaware Limited Liability Company by Warranty Deed from Jeffrey C. Lynch, a single man of record in Instrument No. 20231103-0086357 Register's Office for Davidson County, Tennessee, dated November 02, 2023 and recorded on November 03, 2023.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20141002-0091003, amended in Instrument No. 20151008-0102915 and as Amended and Restated in Instrument No. 20191018-0106918, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20141002-0091002, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, in the Register's Office for Davidson County, Tennessee.
- Property Modifications of record in Instrument Number 20080904-0090909, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenant for Stormwater Facilities and Systems of record in Instrument Number 20141218-0115765, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150924-0097242 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: **612 Monroe St, Nashville, Tennessee 37208**.

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 19th DAY OF MAY, 2026.

Sabrage Investments, LLC

BY: _____
Alexander Gorski
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER GORSKI, 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 SOLE MEMBER of SABRAGE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of May, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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