THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554342** Karen Johnson Davidson County Batch# 1426481 DEEDWARR 05/28/2026 03:39:30 PM 4 pgs Fees: $23.00 Taxes: $2,830.50 20260528-0048523	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2026. Notary Public My Commission Expires: 10/10/26 LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Aarons Revocable Trust 415 Church Street #2112 Nashville TN 37219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 06 1J 179.00

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, **Mark David Borchetta, Trustee of the Mark Borchetta Living Trust, established by the Revocable Trust Agreement of Mark David Borchetta dated January 20, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GARY A. AARONS AND KATHLEEN M. AARONS, Trustees, or their successors in trust, under the AARONS REVOCABLE TRUST, dated December 5, 2012, and any amendments thereto** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment known as Unit No. 2112 of the VIRIDIAN, A CONDOMINIUM, pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834 and Attorney's Certificate recorded at Instrument No. 20061004-0122836 and amendments recorded at Instrument No. 20070711-0082578 and Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, Scrivener's Affidavit recorded in Instrument No. 20140530-0046816 and further amended in Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, and further amended in Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20230915-0072432, Instrument No. 20240829-0066620, Instrument No. 20241023-0082450, Instrument No. 20250127-0006012, Instrument No. 20250127-0006070 and Instrument No. 20250127-0006107, Scrivener's Affidavit recorded in Instrument No. 20250707-0053290 and further amended in Instrument No. 20250730-0060230 and Instrument No. 20260113-0003243, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mark David Borchetta, Trustee of the Mark Borchetta Living Trust, established by the Revocable Trust Agreement of Mark David Borchetta dated January 20, 2022, by Quitclaim Deed from Mark David Borchetta, of record in Instrument No. 20220131-0010967, in the Register's Office of Davidson County, Tennessee, dated January 20, 2022 and recorded on January 31, 2022.

Being the same property conveyed to Mark Borchetta, a Single Man, by Warranty Deed from Mitchell L. Mutter and Wife, Carol A. Mutter, of record in Instrument No. 20210202-0014849, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on February 02, 2021.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN, A CONDOMINIUM of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Attorney's Certificate in Instrument No. 20061004-0122836, Amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Scrivener's Affidavit recorded in Instrument No. 20140530-0046816, further amended in Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, and further amended in Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527- 0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20230915-0072432, Instrument No. 20240829-0066620, Instrument No. 20241023- 0082450, Instrument No. 20250127-0006012, Instrument No. 20250127-0006070 and Instrument No. 20250127-0006107 and Scrivener's Affidavit recorded in Instrument No. 20250707-0053290, and Instrument No. 20250730-0060230, and Instrument No. 20260113-0003243; 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 Restrictive Covenants recorded in Book 7423, Page 374; Book 8027, Page 865; Book 9208, Page 613 and Instrument No. 20050124-0008719.

Easement for Reciprocal, recorded in Instrument No. 20041103-0132451.

Easement recorded in Instrument No. 20060928-0120211.

Agreement as set forth in instrument recorded in Book 2902, Page 328.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.

Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212. Charter for Viridian Condominium Association, Inc., recorded as Instrument No. 20061004-0122835.

Ordinance No. 097-755 recorded in Book 10512, Page 464.

Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.

This is improved property located at 415 Church Street #2112 Nashville TN 37219

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 27th day of May, 2026.

Mark Borchetta Living Trust, established by the Revocable Trust Agreement of Mark David Borchetta dated January 20, 2022

By: Mark David Borchetta, Trustee
Mark David Borchetta, Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Borchetta, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Mark Borchetta Living Trust, established by the Revocable Trust Agreement of Mark David Borchetta dated January 20, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of May, 2026.

Notary Public Lawnene Mary Boswell

Notary Public State of Florida
Lawnene Mary Boswell
My Commission HH 503517
Expires 4/13/2028

Driver's License

☑ Physical Presence or ☐ Online Notarization
☐ Personally Known ☑ Produced Identification

Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

Certificate of Authenticity

I, Luke Martin, 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 05/27/2026.

Date

LL Mt

Affiant Signature

05/28/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of May, 20 26.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)