Prepared by:

Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1426918
06/01/2026 12:28:01 PM
Fees: $13.00 Taxes: $7,918.00

Davidson County
DEEDWARR
2 pgs

20260601-0049101

39-B
File #26-1166

This instrument was prepared without the benefit of title insurance.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kurio Properties, Inc., a Corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Driveway Properties LLC, a California limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of Section 3, Brookside Courts, Addition No. 4 of record in Book 2083, Page 25 Register's Office for said County.

Said Lot No. 82 fronts 74 feet on the Westerly margin of Neartop Drive and extends back 241.9 feet on the Northerly line and 287.4 feet on the Southerly line to a dead line in the rear, measuring 83.5 feet thereon.

Being the same property conveyed to Mirella C. Mount and Chan Strong, as Joint Tenants with Rights of Survivorship by Warranty Deed from Jane Anne Weaver, Married of record in Instrument No. 200010904-0095366, Register's Office for Davidson County, Tennessee, dated August 22, 2001 and recorded on September 04, 2001.

Being the same property conveyed to Kurio Properties, Inc., a Corporation by Warranty Deed from Mirella Mount Neely and Chan Strong of record in Instrument No. 20241010-0078781, Register's Office for Davidson County, Tennessee, dated October 04, 2024 and recorded on October 10, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 811 Neartop Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Driveway Properties LLC 1085 Bixby Drive Industry, CA 91745	New OWNER	103-10-0-087.00

WITNESS THE EXECUTION HEREOF this 29th day of May, 2026.

Kurio Properties, Inc., a Corporation

By: Pamela Kurio, President

State of Tennessee)
County of Davidson)

On this 29th day of May, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Pamela Kurio, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Member of the maker, Kurio Properties, Inc., that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of Kurio Properties, Inc., as President.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,140,000.00.**

Affiant

Sworn and subscribed before me ~~on this the~~ 29th day of May, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON