# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

Karen Johnson Davidson County
Batch # 1427242 DEEDWARR
06/02/2026 11:57:50 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20260602-0049533

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

JG-MCL-25-1304

**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) |
|---|---|---|
| **Hayden Wayne I LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | **105-05-1D-002.00-CO** |
| **718 Thompson Ln STE 108 PMB 451** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (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, **MERIDIAN CAPITAL GROUP 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 **HAYDEN WAYNE I LLC, AN ARIZONA 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 No. B on the Plan of Homes at 1302 and 1304 15th Avenue South, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220512-0054469, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kirolos Hanna by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated January 26, 2022 and recorded February 14, 2022 in Instrument No. 20220214-0016386, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Meridian Capital Group, LLC, A Tennessee Limited Liability Company from Kirolos Hanna, married by Quitclaim Deed of Record in Instrument No.: 20260602-0049524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026
- Subject to all matters shown on the Plan of record in Plat Book 4350, Page 96, a revision of Book 161, Page 97, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Homes at 1302 and 1304 15th Avenue South of record in Instrument Number 20220512-0054469, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, Book 4481, Page 147, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Homes at 1302 and 1304 15th Avenue South Corporation, Inc. of record in Instrument Number 20220512-0054469 (at page 19), in the Register's Office for Davidson, County, Tennessee.
- Easement of record in Instrument No. 20260313-0020218, 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: **1304 15th Ave S, Nashville, Tennessee 37212**.

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 28th DAY OF MAY, 2026.

Meridian Capital Group LLC

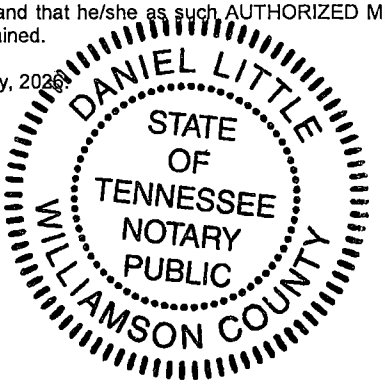
BY:_____
Neal Lampley
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEAL LAMPLEY, 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 MEMBER of MERIDIAN CAPITAL GROUP LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of May, 2026.

Notary Public
My Commission Expires: 5/7/2030
(SEAL)




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