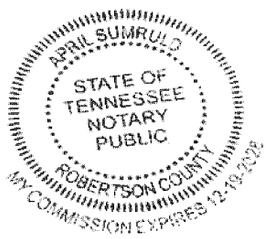
Karen Johnson Davidson County
Batch# 1427487 DEEDWARR
06/03/2026 09:28:30 AM 5 pgs
Fees: $28.00 Taxes: $3,422.50
20260603-0049927

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $925,000.00. Affiant Subscribed and sworn to before me, this the 27th day of May, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
East Nashville Owner, LLC	New Owner(s)	072-13-4A-001.00-CO
3990 Hillsboro Pike, Suite 400		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KRISTIN GOODRICH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EAST NASHVILLE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 972 Strouse Avenue Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 972 Strouse Avenue Residences, a Horizontal Property Regime, of record in Instrument No. 20180305-0020679, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Syed-Shawn Azam, a married Person by Warranty Deed from Torque Development Group, LLC, a Tennessee Limited Liability Comany of record in Instrument No. 20190429-0039340 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

Being the same property conveyed to Kristin Leanna Azam by Quitclaim Deed from Syed-Shawn Azam of record in Instrument No. 20211116-0152246 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 16, 2021.

Being the same property conveyed to Kristin Goodrich F/K/A Kristin Leanna Azam, a single woman and Kathleen Goodrich, a married woman, as joint tenants by Quitclaim Deed from Kristin Goodrich F/K/A Kristin Leanna Azam, a single woman of record in Instrument No. 20221013-0112369 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 13, 2022.

Being the same property conveyed to Kristin Goodrich F/K/A Kristin Leanna Azam by Quitclaim Deed from Kathleen Goodrich, a married woman, of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated May 27, 2026 and recorded on

202606030049927

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 972A Strouse Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

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WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of May, 2026.

Kristin Goodrich

STATE OF ILLINIOS
COUNTY OF Mclean

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristin Goodrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Venus A Whitfield
Notary Public

My Commission Expires: 12-4-2026

OFFICIAL SEAL
VENUS A WHITFIELD
Notary Public, State of Illinois
Commission No. 888400
My Commission Expires
December 04, 2026

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2026.

Kathleen Goodrich

STATE OF CALIFORNIA
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathleen Goodrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of May, 2026.

Notary Public

My Commission Expires: 11-26-2027

B. PALMER
COMM. # 2468869
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 27. 2026

Affiant Signature

1st day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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