Karen Johnson Davidson County
Batch# 1427506 DEEDWARR
06/03/2026 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $4,717.50
20260603-0049955

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Kristian Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2026.

April Sumrud
Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Orvis Peak, LLC, a Series of Spruce Peak, LLC	Change Lending, LLC	071 05 0I 001.00
(NAME) 8600 Hawthorn Drive	(NAME) 175 N. Riverview Dr. Suite C	
(ADDRESS) Frisco, TX 75036	(ADDRESS) Anaheim, CA 92808	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **S3MZ Nashville LLC**, an Illinois limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Orvis Peak, LLC, a Series of Spruce Peak, LLC**, a Texas limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is Improved property located at 120 Ventura Way, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of May, 2026.

GRANTOR:

S3MZ Nashville LLC,
an Illinois limited liability company

By: _____
Shanur Khan, Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Shanur Khan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of S3MZ Nashville LLC, an Illinois limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager of the limited liability company.

WITNESS my hand, at office, this 14th day of May, 2026.

_____
Notary Public

My Commission Expires: 12/14/2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit 1, inclusive, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, amended at Instrument No. 20240530-0040235, in the Register's Office of Davidson County, Tennessee, said unit being depicted on Exhibit "B" to the aforementioned Declaration, to which Declaration reference is hereby made for a more particular description of said Unit.

Being part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Warranty Deed from Bill Munson and Sue Munson, husband and wife, of record in Instrument No. 20230104-0000657, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022 and recorded on January 04, 2023.

Being part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Quit Claim Deed from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20230329-0022854 (Consolidation of Tracts), in the Register's Office of Davidson County, Tennessee, dated March 29, 2023 and recorded on March 29, 2023.

Being part of the same property conveyed to Horizon Development Partners I, a Tennessee general partnership, by Quit Claim Deed from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20240415-0026425, in the Register's Office of Davidson County, Tennessee, dated April 11, 2024 and recorded on April 15, 2024.

Being the same property conveyed to S3MZ Nashville, LLC, an Illinois limited liability company, by Special Warranty Deed from Horizon Development Partners I, a Tennessee general partnership, of record in Instrument No. 20250523-0041074, in the Register's Office of Davidson County, Tennessee, dated May 23, 2025 and recorded on May 23, 2025.

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 21. 2026

Affiant Signature

2nd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd 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