Karen Johnson Davidson County
Batch# 1434931 DEEDWARR
06/16/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20260616-0054694

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me, this the 10th day of June, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

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:
Purple Doors LLC	New Owner(s)	090-16-0N-002.00-CO
320 11th Avenue South, Ste 451		
Nashville, TN 37203		

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, **SURGE ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PURPLE DOORS LLC, A TENNESSEE 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:

Land in Davidson County, Tennessee, being Unit B, of 517 Westboro Drive, as established by Declaration of Covenants, Conditions and Restrictions for , a Planned Unit Development of record as Instrument No. 20190906-0090045, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Surge Enterprises LLC, a Tennessee limited liability company by Warranty deed from William H. Mercer, unmarried and Sarah Beth Purcell, unmarried of record in Instrument No. 20190131-0009509 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 31, 2019.

Being a portion of the same property conveyed to Molly D. Puzycki and David T. Wright, wife and husband by Warranty deed from Surge Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20190912-0092610 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on September 12, 2019.

Being the same property conveyed to Surge Enterprises, LLC, a Tennessee limited liability company by Quit Claim Deed from Molly D. Puzycki and David T. Wright, wife and husband of record in Instrument No. 20221027-0116515 Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 27, 2022.

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 517 Westboro Drive Unit B, Nashville, TN 37209, 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.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2026.

Surge Enterprises LLC, a Tennessee Limited Liability Company

By: Terry W. Surgener
Terry W. Surgener, Authorized Member

STATE OF Texas
COUNTY OF Kaufman

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terry W. Surgener, 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 Authorized Member of Surge Enterprises LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of June, 2026.

Rickey Williams II
Notary Public State of Texas Rickey Williams II

My Commission Expires: 04/23/2027

NOTARY PUBLIC STATE OF TEXAS
Rickey Williams II
ID NUMBER
131984664
COMMISSION EXPIRES
April 23, 2027

Electronically signed and notarized online using the Proof platform.

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 June 10. 2026

Affiant Signature

16th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th 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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