Karen Johnson Davidson County
Batch# 1437250 DEEDWARR
06/23/2026 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260623-0056483

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611350 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$390,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 22 day of June, 2026. Notary Public My Commission Expires: 7/23/28

TORY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

THIS INDENTURE, made this 10th day of June, 2026, among:

BS HOSPITALITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

Anderson Pare, a single woman, and Michael Pare and Sheri Pare, husband and wife, as joint tenants with right of survivorship

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for Homes at Delaware Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117917, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of the property.

Being the same property conveyed to BS Hospitality, LLC, a Tennessee limited liability company by deed from Mad Shu Properties LLC, a Tennessee limited liability company, dated March 9, 2021, of record in Instrument No. 20210311-0032169, Register's Office for Davidson County, Tennessee.

Being also known as 4908-D Delaware Avenue, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

BS Hospitality, LLC, a Tennessee limited liability company

BY:_____
Benjamin Sensing, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Benjamin Sensing** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Sole Member** of **BS Hospitality, LLC, a Tennessee limited liability company.**

Witness my hand and official seal this 17th day of June, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Addison Place
Address: 4908-D Dawnlit Ave
City, State, Zip: Nashville, TN 37209

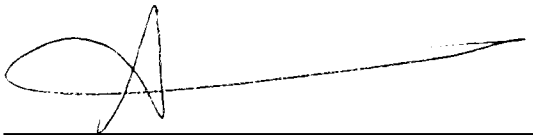
Responsible Party For Taxes:

Name: LLWM
Address: 555 South Blvd E.
City, State, Zip: Pontiac, MI 48341

Tax ID: 091-11-0V-004.00

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 17, 2026**.



Affiant Signature — **06/22/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 22, 2026**.



Notary's Signature

My Commission Expires: 4-21-30



Notary's Seal