# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438348 DEEDWARR
06/25/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260625-0057703

L-PB-26-2704-406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

**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) |
|---|---|---|
| **2704 Clifton Ave Apt 406, LLC, a Tennessee Limited Liability Company** | **NQM Funding, LLC** | |
| (NAME) **613 Augusta Drive** | (NAME) **4800 North Federal Highway, Ste 200** | **092-06-0X-406.00-CO** |
| (ADDRESS) **Louisville, CO 80027** | (ADDRESS) **Boca Raton, FL 33431** | |
| (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, **PLANTERS BANK, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2704 CLIFTON AVE APT 406, LLC, A TENNESSEE 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 situated in Davidson County, Tennessee, being Unit No. 406, Thrive at City Heights Condominiums, as established in Master Deed and Declaration Establishing the Thrive at City Heights Condominiums in Instrument No. 20240926-0074753, and the Declaration of Covenants, Conditions and Restrictions for Thrive at City Heights, a Horizontal Property Regime with Private Elements of record at Instrument No 20210203-0015829, Amended at Instrument No. 20220208-0014654, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Thrive at City Heights, LLC, a Tennessee Limited Liability Company by Warranty Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200203-0012142, in the Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020.

Being a portion of the same property conveyed to UP Partnership, GP., by Quitclaim Deed from Thrive at City Heights, LLC, a Tennessee limited liability company of record in Instrument No. 20220208-0014656, in the Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 08, 2022.

Being a portion of the same property conveyed to Planters Bank, Inc by Substitute Trustee's Deed from David M. Anthony, in his capacity as Successor Trustee and not individually of record in Instrument No. 20251028-0085743 Register's Office for Davidson County, Tennessee, dated October 24, 2025 and recorded on October 28, 2025.

This conveyance is subject to:
• Taxes for the year 2026, a lien not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20240926-0074753 The Thrive at City Heights Condominiums, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions and Restrictions for The Thrive At City Heights Condominiums of record in Instrument Number 20210203-0015859, Instrument Number 20210203-0015829, Amended in Instrument Number 20220208-0014654, Register's Office for Davidson County, Tennessee.
• Assignment of Developer Rights of record in Instrument Number 20220208-0014659, in the Register's Office for Davidson County, Tennessee. (as to portion formerly part of common area)
• Asssignment of Developer Rights of record in Instrument Number 20220208-0014660, in the Register's

Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 57, Pages 129 and 147, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3944, Page 173, Register's Office for Davidson County, Tennessee.
• Grant of Overhead Line Easement of record in Instrument No. 20111110-0087953, Register's Office for Davidson County, Tennessee.
• Grant of Overhead Line Easement of record in Instrument No. 20111108-0087251, Register's Office for Davidson County, Tennessee.
• Easement(s) retained by the Metropolitan Government by Metro Ordinance No. BL2018-1451, of record in the Metro Clerk's Office for Davidson County, Tennessee.
• Agreement(s) for Dedication of Public Right-of-Way of record in Instrument No. 20190423-0037199, Instrument No. 20190423-0037200 and Instrument No. 20190729-0074471, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190521-0047655, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190729-0074472, Register's Office for Davidson County, Tennessee.
• Charter for Thrive at City Heights Master Owner's Association, Inc. of record in Instrument Number 20210301-0025554, in the 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: **2704 Clifton Avenue #406, Nashville, Tennessee 37209**.

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 11th DAY OF JUNE, 2026.

Planters Bank, Inc.

BY: _____
Will Sanders
Senior Vice President

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILL SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SENIOR VICE PRESIDENT of PLANTERS BANK, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SENIOR VICE PRESIDENT.

Witness my hand and official seal, this the 11th of June, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

**True Copy Certification**

I, **Tonya Cherry,** 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 this the 11 day of June, 2026.

Affiant Signature
Date 6/25/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027