Karen Johnson Davidson County
Batch# 1440556 DEEDWARR
06/30/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,903.50
20260630-0059044

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,055,000.00.

Andrew Levinson
Affiant

State of Virginia, County of Loudoun
Subscribed and sworn to me on 06/29/26.

Electronic Notary Public
NOTARY PUBLIC Gloria Asare
Reg #: 7901547
My Commission Expires: 12/31/2028

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notarized remotely online using communication technology via Proof.

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
South Street Royal, LLC 1511 South St. Philadelphia, PA 19146	NEW OWNER	110 01 0 061.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael J. M. Campobasso and Cynthia P. Campobasso, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto South Street Royal, LLC, a Colorado limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Number 34-A on the Plan of Zone Lot Division, Lot 34, Victoria Place, of record in Plat Book 332, Page 10, as amended in Plat Book 6900, Page 541, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael J. M. Campobasso and Cynthia P. Campobasso, husband and wife, by Warranty Deed from Gwendolene Nicole Davis-Perkins and Kevin Perkins, wife and husband, of record in Instrument No. 20201007-0116338, in the Register's Office for Davidson County, Tennessee, dated October 5, 2020, and recorded on October 7, 2020.
>
> This is improved property known as 1209A Dallas Ave, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on 06/29/26.

Cynthia P Campobasso

Cynthia P. Campobasso

Michael J. M. Campobasso

Michael J. M. Campobasso

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

On 06/29/26, before me personally appeared Cynthia P. Campobasso and Michael J. M. Campobasso, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
produced id Tn DRIVER LICENSE

Witness my hand and official seal on 06/29/26.

JOSEPH KAPLAN
Notary Public - State of Florida
Commission # HH 613554
Expires on January 24, 2029

Joseph Kaplan

Online Notary

NOTARY PUBLIC Joseph Kaplan

My Commission Expires: 01/24/2029

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 06/29/2026.

John Cobb Rochford

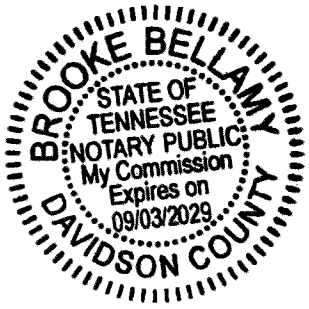
Date: 06/29/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 06/29/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29