This Instrument prepared by:
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1441837 DEEDWARR
07/02/2026 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20260702-0059939

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Matty Grace Simpson		
505 Community Court, #301	New Owner	091-08-1A-007.00 CO
Nashville, TN 37209		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **RSD 44TH AVENUE, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Matty Grace Simpson, unmarried, sole owner,** (the "Grantee"), Grantee's 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 Unit No. 3A on the plan of 44Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44Tenn, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210611-0079225, and amended as Instrument No. 20240607-0042806 and Instrument No. 20250424-0031708, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to RSD 44TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SUDEKUM CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180719-0070490, and as Instrument No. 20180719-0070491, dated July 18, 2018, said Register's Office. For further reference see Quitclaim Deed and Instrument of Consolidation of record as Instrument No. 20210611-0079224, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) Declaration and the Master Declaration, including all amendments and exhibits thereto; (3) All easements, building and building line restrictions of record and all applicable development, building and zoning laws, ordinances and agreements relating to the development of the project as a residential community; (4) Rights, agreements, covenants, conditions and restrictions of record; (5) any plat of subdivision for the Project , together with all easements, covenants, conditions and restrictions shown on said plat; (6) any and all existing and future easements which currently exist or may be granted hereafter for the purpose of serving the Project with sewer, water, and other utilities; and (7) acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser, including liens securing Purchaser's financing (such as a deed of trust), if any, and related documents.

This is (X) IMPROVED property known as **505 Community Court, # 301, Nashville, TN 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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 1 day of July, 2026.

RSD 44TH AVENUE, LLC, a Tennessee limited liability company

BY: ~~Red Seal~~ Development Corp., ~~an~~ Illinois corporation

BY: _____
Todd Fishbein,
ITS: CEO

State of Tennessee
County of Williamson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein 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 CEO OF Red Seal Development Corp., an Illinois Corporation, the Manager of RSD 44th Avenue, LLC, a Tennessee limited liability company, , the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this 1 day of July, 2026.

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kristen Jacoby
NOTARY PUBLIC
My Commission Expires: 9/19/2028

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me this 1 day of July, 2026.

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kristen Jacoby
NOTARY PUBLIC
My Commission Expires: 9/19/2028

Tennessee Certification of Electronic Document

I, Kristen Tracy, 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 7/1/26 (date of document).

Kristen Tracy
Affiant Signature

7/1/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2026.

Kim Murray
Notary's Signature

MY COMMISSION EXPIRES: 2-23-30

NOTARY'S SEAL

