Karen Johnson Davidson County
Batch# 1441943 DEEDWARR
07/02/2026 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260702-0060092

After recording mail to below and Mail Tax Notice to:
1528 16th LLC, a Tennessee limited liability company 8953 Cuban Palm Road Kissimmee, FL 34747

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, this transfer is a conveyance to a single-member LLC with no actual consideration and no change in beneficial ownership, and is exempt from recordation tax pursuant to T.C.A. § 67-4-409(a)(3)(F).

Michael Austen Becker
Affiant

Sworn to and subscribed before me this June 30, 2026

Notarized online using audio-video communication technology
Taylor Ferrel
Notary Public
State of Utah
My Commission Expires
December 29, 2029
Commission Number 746822

Taylor Ferrel
Notary Public
My commission expires: December 29, 2029

WARRANTY DEED

GRANTOR: Michael A Becker and Samantha Becker, husband and wife

CONVEY AND WARRANT TO

GRANTEE: 1528 16th LLC, a Tennessee limited liability company, of 8953 Cuban Palm Road, Kissimmee, FL 34747

for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the following described tract of land in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. Northerly 50 feet of Lot No. 307 on the Plan of D.T. McGavock and others addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 307 fronts 50 feet on the Easterly side of 16th Avenue North, and extends back between parallel lines along the southerly margin of Cockill Street, 170 feet to an alley.

Being the same property conveyed to Michael A Becker and Samantha Becker, husband and wife, by warranty Deed from Shauntra Chatman, a married woman and Margaret McCallie, unmarried of record in Instrument No. 20220617-0069433 Register's Office for Davidson County, Tennessee, dated June 9, 2022 and recorded on June 17, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

Tax Serial No.: 081-11-0-396.00
Property Address: 1528 16th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

* * *

SIGNED by the Grantor on June 30, 2026.

Michael Austen Becker

Michael Austen Becker

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, this transfer is a conveyance to a single-member LLC with no actual consideration and no change in beneficial ownership, and is exempt from recordation tax pursuant to T.C.A. § 67-4-409(a)(3)(F).

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this June 30, 2026 by Michael Austen Becker.

Taylor Ferrel

Notary Public

Notarized online using audio-video communication technology

Taylor Ferrel
Notary Public
State of Utah
My Commission Expires
December 29, 2029
Commission Number 746822

Tennessee Certification of Electronic Document

I, Rebecca Stewart, 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 30, 2026 (date of document).

Affiant Signature

June 30, 2026
Date

State of UTAH

County of UTAH

Sworn to and subscribed before me this 30 day of June, 2026.

Taylor Ferrel
Notary's Signature

MY COMMISSION EXPIRES: December 29, 2029

NOTARY'S SEAL

Notarized online using audio-video communication technology

Taylor Ferrel
Notary Public
State of Utah
My Commission Expires
December 29, 2029
Commission Number 746822