THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9722-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,375.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1442930 DEEDWARR
07/07/2026 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,518.39
20260707-0061085

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
6207 Laramie Ave LLC, a Tennessee limited liability company	6207 Laramie Ave., LLC	
6207 Laramie Avenue	2415 Foster Ave.	091-05-0-067.00
Nashville, TN 37209	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Michael A. Urban, married and Alexandra Urban, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6207 Laramie Ave LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 45, Moss-Wood Subdivision, as shown on plat of record in Plat Book 2663, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alexandra Urban, unmarried, and Michael Urban married, as joint tenants with right of survivorship by Warranty Deed from William F. Fenn, IV and Amber M. Fenn, husband and wife of record in Instrument No. 20190611-0055725 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 11, 2019.

Subject property has never been a primary or marital residence of the herein named Michael A. Urban or his spouse.

Spencer Schneider, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Alexandra Urban

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6207 Laramie Avenue, 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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness our hands this the 1 day of July, 2026.

Alexandra Urban

Spencer Schneider

STATE OF Montana
COUNTY OF Gallatin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexandra Urban** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2026.

My Commission expires: 12/15/2026

Holly A Jones
Notary Public

HOLLY A JONES
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
December 15, 2026

STATE OF Montana
COUNTY OF Gallatin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Spencer Schneider**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2026.

My Commission expires: 12/15/2026

Holly A Jones
Notary Public

HOLLY A JONES
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
December 15, 2026

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 do 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.

Witness our hands this the 1st day of July, 2026.

Michael A. Urban

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael A. Urban** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission expires: 10/5/29

Notary Public

KENDRA DOYLE
Notary Public, State of Nevada
Appointment No. 05-99820-1
My Appt. Expires Oct 5, 2029

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on July 2, 2026

Tracey Perry
Signature

Date: 7-6-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 6th day of July 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028