THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654693

Karen Johnson Davidson County
Batch # 1443197 DEEDWARR
07/08/2026 10:04:56 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00

20260708-0061467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2026.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
APEX CAPITAL HOLDINGS, LLC PO BOX 472 WOODBURY, TN 37190	New Owner	Tax Parcel ID No. 093 06 0A 154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Cason and Melissa Cason, both unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **APEX CAPITAL HOLDINGS, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1120 of the Horizontal Property Regime of ENCORE, A RESIDENTIAL CONDOMINIUM pursuant to Master Deed for ENCORE, A RESIDENTIAL CONDOMINIUM of record as Instrument No. 20080225-0018429 and amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841 and Master Deed for ENCORE, A MASTER CONDOMINIUM of record as Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Eric Cason and wife, Melissa Cason, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20110722-0056204, in the Register's Office of Davidson County, Tennessee, dated July 21, 2011 and recorded on July 22, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF ENCORE, as recorded in Plat Instrument No. 20060411-0041760.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, A RESIDENTIAL Condominium of record in Instrument No. 20080225-0018425, as amended of record in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, also Attorney's Certificate record in Instrument No. 20080225-0018426 and Mortgagee Consent and Approval record in Instrument No. 20080225-0018427; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, A RESIDENTIAL Condominium of record in Instrument No. 20080225-0018429, as amended of record in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841 and also Attorney's Certificate record in Instrument No. 20080225-0018430 and Mortgagee Consent and Approval record in Instrument No. 20080225-0018431; also subject to easements, rights and interests in favor of other unit

owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.

Easement recorded in Instrument No. 20120906-0080965.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

Charter for Encore Master Condominium Association, Inc. recorded as Instrument No. 20080225-0018424.

Charter for Encore Residential Condominium Association Inc, recorded as Instrument No. 20080225-0018428.

Rutledge Hill Redevelopment Plan record in Book 7084, Page 983.

Facade Guidelines record in Book 7631, Page 606.

Ordinance record in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504- 0051825; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716.

This is improved property located at 301 Demonbreun Street #1120 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2026.

Eric Cason

Melissa Cason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Cason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2026.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Cason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2026.

Notary Public
My Commission Expires: _____



owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.

Easement recorded in Instrument No. 20120906-0080965.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

Charter for Encore Master Condominium Association, Inc. recorded as Instrument No. 20080225-0018424.

Charter for Encore Residential Condominium Association Inc, recorded as Instrument No. 20080225-0018428.

Rutledge Hill Redevelopment Plan record in Book 7084, Page 983.

Facade Guidelines record in Book 7631, Page 606.

Ordinance record in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504- 0051825; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716.

This is improved property located at 301 Demonbreun Street #1120 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2026.

Eric David Cason

Eric Cason

Melissa Cason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

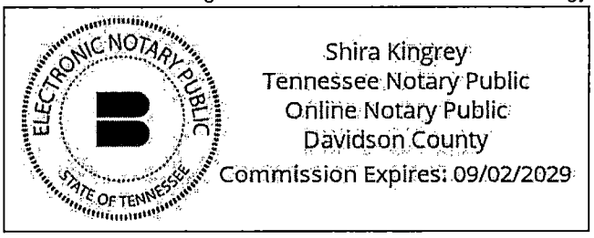
Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Cason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Notarized online using audio-video communication technology

Witness my hand, at office, this 2nd day of July, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Cason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2026.

_____
Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Shira Kingrey, 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 July 7, 2026.

Date

Affiant Signature

07/07/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of July, 20 26.

Notary's Signature

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 03/20/2028

Date

Notary's Seal (if on paper)