WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443271 DEEDWARR
07/08/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260708-0061568

File #26-TC-0217-C

(SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Two Seventeen Taylor, LLC	**Foundation Mortgage Corporation**	
(NAME)	(NAME)	
8144 Moonbeam Avenue	**1680 Michigan Avenue, Ste 700**	**082 09 2B 003.00**
(ADDRESS)	(ADDRESS)	
Sarasota, FL 34241	**Miami Beach, FL 33139**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

217 TAYLOR STREET NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TWO SEVENTEEN TAYLOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3 of THIRD & TAYLOR TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THIRD & TAYLOR TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. Instrument No. 20190502-0040783, as Amended in Instrument No. 20190516-0046204, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Trimark Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from New Unity Church, a nonprofit corporation, of record in Instrument No 20181019-0103987, in the Register's Office of Davidson County, Tennessee, dated October 18, 2018 and recorded on October 19, 2018.

Being the same property conveyed to 217 Taylor Street Nashville LLC, a Tennessee limited liability company, by Quitclaim Deed from Trimark Builders, LLC, a Tennessee limited liability company, of record in Instrument No 20201105-0130027, in the Register's Office of Davidson County, Tennessee, dated November 05, 2020 and recorded on November 05, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUGH W. MCGAVOCK'S ADDITION TO NORTH NASHVILLE, as recorded in Plat Book 17, Page 640.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190502-0040783, as amended in Instrument No. 20190516-0046204.
* Easement for Public Street Right of Way, recorded in Instrument No. 20180615-0057628.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **217 Taylor Street, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th day of July, 2026.

217 Taylor Street Nashville, LLC, a Tennessee Limited Liability Company

By:_____
John Bishop, Authorized Agent

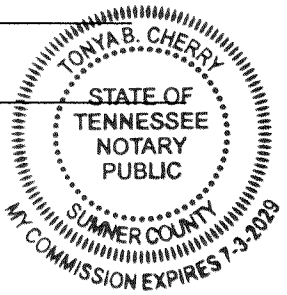
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tonya B. Cherry of the state and county mentioned, personally appeared John Bishop, Authorized Agent of 217 Taylor Street Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 217 Taylor Street Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop, Authorized Agent of 217 Taylor Street Nashville, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 7th day of July, 2026.

_____
Notary Signature

My commission expires:_____



True Copy Certification

I, **Tonya Cherry,** 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 this the 7 day of July, 2026.

Affiant Signature
Date 7/7/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028