Karen Johnson Davidson County
Batch# 1443407 DEEDWARR
07/08/2026 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $2,368.00
20260708-0061776

110 OCEOLA AVE LLC
a Tennessee Limited Liability Company

TO: *WARRANTY DEED*

SHAHAR KOREN, TRUSTEE ET AL
KOREN FAMILY TRUST AGREEMENT

THIS DEED OF REALTY, executed as of the 8th day of July, 2026, by Grantor, 110 OCEOLA AVE LLC, a Tennessee Limited Liability Company, to Grantee, SHAHAR KOREN and ORLY KOREN, TRUSTEES OF KOREN FAMILY TRUST AGREEMENT DATED JANUARY 30, 2020:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in the 2nd Jurisdiction of Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit 10, on the Plan of Oceola Park Townhomes, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions establishing the Horizontal Property Regime of Oceola Park Townhomes, of record in Instrument No. 20190813-0080796, as amended in Instrument No. 20200325-0032605, and as amended in Instrument No. 20210318-0035901, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to DeRose Properties Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Oceola Park LLC, a Florida Limited Liability Company, dated the 17th day of June, 2021, and filed on the 28th day of June, 2021, of record as Instrument Number 20210628-0087427, in the Register's Office for Davidson County, Tennessee.

AS FURTHER conveyed to 110 Oceola Ave LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from DeRose Properties Tennessee, LLC, a Tennessee Limited Liability Company, dated December 15, 2021, and filed on the 28th day of December, 2021, of record as Instrument Number 20211228-0170579, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.
2. All matters appearing on the plan of Oceola Park Townhomes of record in Instrument No. 20190813-0080796 as amended in Instrument No. 20200325-00326035 and Instrument No. 20210318-0035901 Register's Office for Davidson County, Tennessee.

This property is improved property known as 110 Oceola Avenue, #10, Nashville, TN 3

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2026 taxes which have been prorated as of the date herein and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

110 OCEOLA AVE LLC
a Tennessee Limited Liability Company

by: DeRose Family Holdings LLC, Sole Member
a Tennessee Limited Liability Company

by: David S DeRose
David S. DeRose, Sr. - Authorized Member

STATE OF Texas :

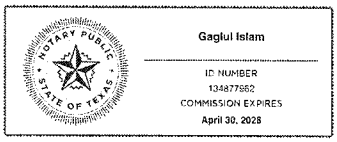
:

COUNTY OF Tarrant :

Personally appeared before me by audio-video communication the undersigned, a Online Notary Public in and for said County and State the within named, David S. DeRose, Sr., 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 Authorized Member of DeRose Family Holdings, LLC, a Tennessee Limited Liability Company, the Sole Member of 110 Oceola Ave LLC, a Tennessee Limited Liability Company, the within named bargainor, and that as such authorized Member of DeRose Family Holdings LLC, Sole Member of 110 Oceola Ave LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of 110 Oceola Ave LLC, a Tennessee Limited Liability Company, by its Sole Member, DeRose Family Holdings, LLC, as its Authorized Member.

Witness my hand and seal at office this the 8th day of July, 2026.

[Affix Notary Seal]



Notary Public

My Commission Expires: 04/30/2028

Electronically signed and notarized online using the Proof platform.

Property Owners Name
and Mailing Address:

SHAHAR KOREN, TRUSTEE
ORLY KOREN, TRUSTEE
KOREN FAMILY TRUST
729 Old Stable Place
Walnut Creek, CA 94596

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 110 OCEOLA AVE, UNIT 10, NASHVILLE, TN 37209

MAP-PARCEL: 103 02 3F 010.00

STATE OF Texas, Tarrant COUNTY:

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $640,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

David L DeRose

Affiant

Subscribed and sworn to before me this the 8th day of July, 2026.

Gaglui Islam

NOTARY PUBLIC

Gaglui Islam
ID NUMBER
134877562
COMMISSION EXPIRES
April 30, 2028

My Commission Expires: 04/30/2028

[Affix Notary Seal]

Electronically signed and notarized online using the Proof platform.

Prepared by – Return to:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

I, Amy Cross Nance, 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 8th day of July 2026

Dated July 8, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 8th day of July, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL