Karen Johnson Davidson County
Batch# 1450649 DEEDWARR
07/22/2026 01:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260722-0066587

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Affiant

Subscribed and sworn before me, this 29th day of June, 2026.

Notary

Lora S Robertson
NOTARY PUBLIC
Davidson County, NC
My Commission Expires January 12, 2027

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
616-618 27TH AVE N STR, LLC, a Tennessee limited liability company 3901 Westpoint Blvd. Winston-Salem, NC 27103	092-10-0E-001.00	New Owner
This instrument prepared by: Kilpatrick Townsend & Stockton LLP (MAM) 1001 West Fourth Street; Winston-Salem, NC 27101		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **BIRCHSTONE SHORE TERM RENTAL FUND, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **616-618 27TH AVE N STR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit I of Clifton Townhomes, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Clifton Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170127-0009230, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements. restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Clifton Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170127-0009230, and Bylaws appended thereto as Exhibit "B", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Birchstone Short Term Rental Fund, LLC by Warranty deed from Brian Joseph Decker, a married man of record in Instrument No. 20230817-0064143 Register's Office for Davidson County, Tennessee, dated August 11, 2023 and recorded on August 17, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This conveyance is exempt from transfer taxes as Grantee is a wholly owned subsidiary of the Grantor.

The address of the herein described property is believed to be 616 27th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

[Signature appears on the following page]

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22 day of June, 2026.

BIRCHSTONE SHORT TERM RENTAL FUND, LLC
a Delaware limited liability company

By: _____
Name: GERALD L. HOLLIFIELD, JR
Title: MANAGER

STATE OF NC

COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald L Hollifield Jr the Manager of Birchstone Short Term Rental Fund, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of June, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 9-27-2030

[NOTARY SEAL]

ANGELA L. SMITH
Notary Public - North Carolina
Davie County
My Commission Expires 9-27-2030

Certificate of Authenticity

I, Michael A. Myers, 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 25, 2026.

Name: Michael A. Myers
Title: Attorney-at-Law
Date: June 25, 2026

State of North Carolina
County of Forsyth

(Notary signature) MELISSA S. PENNELL

Sworn to and subscribed before me on June 25, 2026

Notary Public: MELISSA S. PENNELL
My Commission Expires: 2/3/27

MELISSA S PENNELL
My Commission Expires
NOTARY
PUBLIC
02-03-27
FORSYTH COUNTY, NC