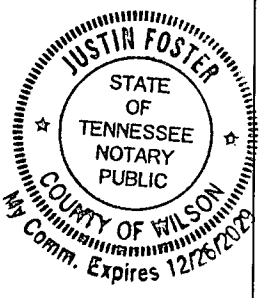
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1450702 DEEDWARR
07/22/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260722-0066666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12-26-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melius Vivere, LLC	Melius Vivere, LLC	
(NAME)	(NAME)	
804B Shelby Ave	6143 Hidden Valley Drive	093 04 0H 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Doylestown, PA 18902	
(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, **RATLIFF REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELIUS VIVERE, LLC, PENNSYLVANIA UNIFORM LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCESSORS AND ASSIGNS, A 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. B of 804 SHELBY AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 804 SHELBY AVENUE, a Horizontal Property Regime, of record in Instrument Number 20250307-0017520, 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 the same property conveyed to Ratliff Real Estate, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Local Fox, LLC, a Tennessee Limited Liability Company and CK Flips 615 LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251202-0095514, in the Register's Office of Davidson County, Tennessee, dated November 25, 2025 and recorded on December 2, 2025.

Being part of the same property conveyed to Local Fox, LLC, a Tennessee Limited Liability Company and CK Flips 615 LLC, a Tennessee Limited Liability Company, by Warranty Deed from Its a Money Mindset Financial Coaching, LLC, a Wyoming Limited Liability Company, of record in Instrument No. 20250220-0012247, in the Register's Office of Davidson County, Tennessee, dated February 14, 2025 and recorded on February 20, 2025.

Being the same property conveyed to Its a Money Mindset Financial Coaching, LLC, a Wyoming limited liability company, by Quitclaim Deed from BWEST, LLC, a Wyoming limited liability company, of record in Instrument No. 20240625-0047473, in the Register's Office of Davidson County, Tennessee, dated June 19, 2024 and recorded on June 25, 2024.

Being the same property conveyed to BWEST, LLC, a Wyoming Limited Liability Company, by Warranty Deed from Bars Hooper Holdings, LLC, a Limited Liability Company, of record in Instrument No. 20220218-0018843, in the Register's Office of Davidson County, Tennessee, dated December 31, 2021 and recorded on February 18, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 804B Shelby Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of July, 2026

Ratliff Real Estate, LLC,
a Tennessee Limited Liability Company

BY: _____
Ian H. Ratliff, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ian H. Ratliff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Ratliff Real Estate, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 21st day of July, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-21-26 (date of document).

Affiant Signature

7-21-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of July, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

202607220066666