Karen Johnson Davidson County
Batch# 1452464 DEEDWARR
07/29/2026 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260729-0069750

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: LTL-41084-26

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~ FOR THIS TRANSFER IS $499,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2026.

NOTARY PUBLIC

My commission expires: 9/15/27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Calagna and Joshua Calagna, Trustees of The Calagna Family Trust 907 32nd Avenue North Nashville, TN 37209	Same address as new owner	092-05-0-210.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($499,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **NEW HORIZON ASSET MANAGER, LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KAREN CALAGNA AND JOSHUA CALAGNA, TRUSTEES OF THE CALAGNA FAMILY TRUST DATED MARCH 13, 2015**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 9, in Block 29, on the Plan of Fisk University Place, of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to New Horizon Asset Manager LLC from Up Infinite, LLC, a Delaware limited liability company, by Quit Claim Deed dated September 11, 2024 and recorded September 20, 2024 in Instrument #20240920-0072997, said Register's Office.

Being a portion of the same property conveyed to Up Infinite, LLC, a Delaware limited liability company, from John H. Eldridge, III, by Quitclaim Deed dated August 27, 2021 and recorded August 30, 2021 in Instrument #20210830-0116703, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 421, pages 4 and 5; to any and all restrictive covenants and/or easements of record in the

Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 907 32nd Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 23rd day of July, 2026.

GRANTOR:
New Horizon Asset Manager LLC, a Wyoming Limited Liability Company

BY: Q3P Family Trust dated 2-16-2015
Its: Managing Member

BY: _____
Jon Field, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of July, 2026, before me, appeared Jon Field, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Trustee of Q3P Family Trust dated 2-16-2015, Manager of New Horizon Asset Manager, LLC, a Wyoming Limited Liability Company, and that said instrument was signed on behalf of said New Horizon Asset Manager, LLC and said Jon Field acknowledged said instrument to be the free act and deed of New Horizon Asset Manager, LLC.

WITNESS my hand and seal, this the 23rd day of July, 2026.

Terry Todd
Notary Public

Terry Todd
Printed Notary Name

My commission expires: 12-26-2029

TERRY TODD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-26-2029

Certificate of Authenticity

I, Joshua A. Terry, 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 7/23/24.

Affiant Signature – Joshua A. Terry

7/27/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27