Karen Johnson Davidson County
Batch# 1456328 DEEDWARR
08/06/2026 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20260806-0072652

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $840,000.00.

Dylan Ward
Affiant

Subscribed and sworn before me this the 6th day of August, 2026.

Notary Public
My commission expires:

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
DeAngelo Legacy Holdings, LLC 12 Carol Rd Kinnelon, NJ 07405	New Owner	071-14-11 005.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVEGAS DELIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEANGELO LEGACY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit 5, as established in Declaration of Covenants, Conditions and Restrictions for Skyline Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220329-0036276, as amended in Instrument No. 20220621-0070097, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Skyline 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. 20220329-0036276, and Bylaws appended thereto as Exhibit "C", 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 Nashvegas Delight, LLC, a Tennessee Limited Liability Company, by deed dated 02/19/2025, from Robert Burke, a married man, of record in Instrument No. 20250221-0012705, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1313 Baptist World Center Dr. #B, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

R23

Witness my hand this the 6th day of August, 2026.

Nashvegas Delight, LLC

BY: _____
Robert James Burke Jr, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert James Burke Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, Nashvegas Delight, LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Nashvegas Delight, LLC by the said Robert James Burke Jr as such SOLE MEMBER.

Witness my hand and official seal this 6th day of August, 2026.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/6/26. (date of document).

Affiant Signature

8/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202608060072652