Karen Johnson Davidson County
Batch# 1458852 DEEDWARR
08/11/2026 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260811-0074292

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED FIFTEEN THOUSAND AND 00/100 (615,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
2000 S HAMILTON 4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (NAME)	**NEW OWNER** (NAME)	**070 13 0K 004.00**
2000 SOUTH HAMILTON ROAD, #4 NASHVILLE, TN 37218 (ADDRESS)	**194 WILLOW BEND DRIVE HENDERSONVILLE, TN 37075** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of August, 2026, the undersigned, **2000 SHR UNIT 4 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **2000 S HAMILTON 4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2000 SOUTH HAMILTON ROAD, # 4, NASHVILLE, TN 37218** And more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4 of HARMONY HEIGHTS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HARMONY HEIGHTS, a Horizontal Property Regime, of record in Instrument No. 20221024-0115438, as Amended in Instrument No. 20230901-0068819, Instrument No. 20230912-0071524 and Instrument No. 20250117-0003955, 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 2000 SHR Unit 4 LLC, a Tennessee limited liability company, by Quitclaim Deed from The Hamilton, GP, a Tennessee Partnership, of record in Instrument No. 20250207-0009536, in the Register's Office of Davidson County, Tennessee, dated February 06, 2025 and recorded on February 07, 2025.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of August, 2026.

GRANTOR: 2000 SHR UNIT 4 LLC, A TENNESSEE LIMITED LIABILITY COMPANY
BY: BELLA CYRUS DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER OF 2000 SHR UNIT 4 LLC
BY: MIAD BALLAI
ITS: MANAGING MEMBER OF BELLA CYRUS DEVELOPMENT LLC

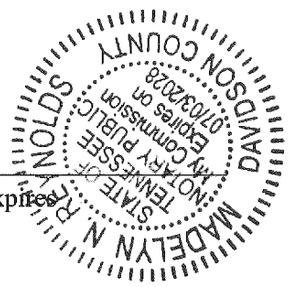
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MIAD BALLAI** with who I am personally acquainted, and who upon oath acknowledged themself to be the Managing Member of **BELLA CYRUS DEVELOPMENT LLC** a Tennessee Limited Liability Company, and that **BELLA CYRUS DEVELOPMENT LLC** is the Sole Member of **2000 SHR UNIT 4 LLC** a Tennessee Limited Liability Company, and as such, acknowledged that **MIAD BALLAI** is authorized to execute the foregoing instrument on behalf of **BELLA CYRUS DEVELOPMENT LLC**, and that **BELLA CYRUS DEVELOPMENT LLC** is authorized to execute the forgoing instrument on behalf of **2000 SHR UNIT 4 LLC**, the within named Grantor, and that **MIAD BALLAI** executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of **BELLA CYRUS DEVELOPMENT LLC** the sole member of **2000 SHR UNIT 4 LLC**.

WITNESS my hand, at office, on this 4th day of August, 2026.

Notary Public

My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 4, 2026

Affiant Signature

8/4/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of August, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY