Karen Johnson Davidson County
Batch# 1461851 DEEDWARR
08/19/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $823.79
20260819-0077036

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/19/2027
(AFFIX SEAL)

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY
Golden Dog Title & Trust
2550 Meridian Blvd,, Suite 300, Franklin, TN 37067

File No.: RFRA26-0226-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Catherine Rowan and Chandler Natwick	Cross Country Mortgage, LLC	142-15-0A-030.00CO.
(NAME)	(NAME)	
110 Bellevue Road, #30	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($224,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BOROUGH CAPITAL PARTNERS LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CATHERINE ROWAN, a single woman AND CHANDLER NATWICK, an unmarried man, as joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEES, 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 more fully described as follows:

Being Unit No. 30, on the Plan of First Revision Bellevue Manor Condominiums, as established by Master Deed of record in Book 5520, Page 203, and as shown on the plan of record in Book 5200, Page 231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cavan Joseph Crowley, an unmarried man, Samuel Cronin DiOrio, an unmarried man and James William Fotos, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Elizabeth A. Hart, a single woman of record in Instrument No. 20230720-0056132, dated July 19, 2023, and recorded July 20, 2023, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Borough Capital Partners LLC, a Delaware limited liability company by Quitclaim Deed from Cavan Joseph Crowley, an unmarried man, Samuel Cronin DiOrio, an unmarried man and James William Fotos, an unmarried man of record in Instrument No. 20241007-0077717, dated September 19, 2024, and recorded October 7, 2024, Registers Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 110 Bellevue Road, #30, Nashville, TN 37221
(House No.) (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 successors 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 our hands this 8/7/2026 day of August, 2026.

Borough Capital Partners LLC
BY: Cavan Crowley
Cavan Crowley, Member

STATE OF Florida
COUNTY OF Miami Dade

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Cavan Crowley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of Borough Capital Partners LLC, the within named bargainor, a limited liability company, and that such Cavan Crowley as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and seal, at office in 7th day of August, 2026

Onix Miranda Castro
Notary Public Florida

My Commission Expires: 04/29/2030

Cavan Crowley as Authorized Member of Borough Capital Partners, LLC

Produced DRIVER LICENSE as Identification.

ONIX MIRANDA CASTRO
Notary Public - State of Florida
Commission # HH 793632
Expires on April 29, 2030

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 08/07/2026 (**date of document**).

Affiant Signature

08/14/2026

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 14th day of August, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029