WARRANTY DEED

Karen Johnson
Batch # 1461896
08/19/2026 10:49:33 AM
Fees: $18.00 Taxes: $8,251.00

Davidson County
WARRANTY DEED
4 pgs

20260819-0077111

S-SP-26-4601-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/6/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6-6-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURNED TO AFTER RECORDING

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Luschini and Susan Luschini	**Same As New Owner**	
(NAME)	(NAME)	**103-08-0O-006.00-CO**
623 Parker Street		
(ADDRESS)	(ADDRESS)	
Cranberry Twp, PA 15044		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SLOAN PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND DEVON GUNDRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK LUSCHINI AND SUSAN LUSCHINI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Westlawn & Sloan, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20191028-0110518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sloan Partners, LLC, a Tennessee limited liability, with a 66.67% undivided interest, and Devon Gundry, an individual, with a 33.33% undivided interest, as Tenants in Common by Quit Claim Deed from Sloan Partners LLC, a Tennessee limited liability of record in Instrument No. 20241230-0100981 Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on December 30, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Westlawn & Sloan of record in Instrument Number 20191028-0110518 and amended in Instrument Number 20200618-0064768 as further amended in Instrument No. 20240607-0042756, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights Under Declaration of Covenants, Conditions and Restrictions for Westlawn & Sloan of record in Instrument Number 20200618-0064767, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20200811-0089404, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4601-4 Sloan Rd, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th DAY OF AUGUST, 2026.

Sloan Partners, LLC

By: Hybrid Builders, LLC,
a Tennessee limited liability company
Its: Managing Member

BY: _____
Yancy Lovelace
Authorized Signatory

By: Phoenix Property Holdings, LLC,
a Tennessee limited liability company
Its: Managing Member

BY: _____
Giachery Lizarraga
Authorized Signatory

_____
Devon Gundry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared YANCY LOVELACE, 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 the AUTHORIZED SIGNATORY of SLOAN PARTNERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 14th of August, 2026.

_____
Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GIACHERY LIZARRAGA, 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 the AUTHORIZED SIGNATORY of SLOAN PARTNERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 14th of August, 2026.

_____
Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVON GUNDRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Witness my/our hand(s) this the 14th DAY OF AUGUST, 2026.

Sloan Partners, LLC

By: Hybrid Builders, LLC,
a Tennessee limited liability company
Its: Managing Member

BY:_____
Yancy Lovelace
Authorized Signatory

By: Phoenix Property Holdings, LLC,
a Tennessee limited liability company
Its: Managing Member

BY:_____
Giachery Lizarraga
Authorized Signatory

Devon Gundry

_____
Devon Gundry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared YANCY LOVELACE, 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 the AUTHORIZED SIGNATORY of SLOAN PARTNERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 14th of August, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GIACHERY LIZARRAGA, 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 the AUTHORIZED SIGNATORY of SLOAN PARTNERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 14th of August, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVON GUNDRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th of August, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Jordan T. Myers 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 8/14/26 (date of document).

Affiant Signature

Date 8/17/2026

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

SYDNEY GREINER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 05, 2029
COUNTY OF DAVIDSON