Karen Johnson Davidson County
Batch# 1470643 DEEDWARR
09/09/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20260909-0083727

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $815,000.00. A. Allen Affiant Subscribed and sworn to before me, this the 2nd day of September, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
South Street Royal LLC	New Owner(s)	118 05 0C 002.00
1511 South Street		
Philadelphia, PA 19146		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN MCLOUD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTH STREET ROYAL LLC, A COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being the County of Davidson, State of Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2, including the private elements appurtenant to said unit, on the Plan of Cedar Lane Condominiums, Phase One, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit B to the Master Deed establishing Cedar Lane Condominiums, Phase One, a Condominium, of record in Instrument #20020530-0065774 as amended in Instrument #20020712-0084158, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Reference is also made to the Plan of record in Instrument #20020205-0015653, said Register's Office.

Being the same property conveyed to Kevin McLoud, unmarried, by Warranty Deed from Glenn D. Tackett and wife, Jennifer Tackett, dated November 21, 2003, and recorded December 04, 2003, of record in Instrument No. 20031204-0174223, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1200B Cedar Lane, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2026.

Kevin McLoud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 2nd day of September, 2026.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Shaka T. Morris, 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 September 2. 2026

Affiant Signature

9th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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