WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.10.29

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LB-GOPL-26-2717

THIS INSTRUMENT WAS PREPARED BY
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)
Divyesh Gopal	**Same as New Owner**	
(NAME)	(NAME)	**092-06-0T-001.00-CO**
2717 Batavia Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **MARK ONE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIVYESH GOPAL, A MARRIED MAN,** 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. A on the Plan of 2717 Batavia St, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230517-0036874, 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 a portion of the same property conveyed to Mark One Development LLC, a Tennessee limited liability company by Warranty Deed from New Day Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20230414-0027567 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on April 14, 2023.

Mark One Development LLC, a Tennessee limited liability company has been administratively dissolved by the Tennessee Secretary of State. The Member has determined not to seek reinstatement of the Company, and instead decided to cease its business and wind up its affairs.

This conveyance is for the purpose of winding up the company affairs in accordance with the Operating Agreement and the Tennessee Revised Limited Liability Company Act. Mark Steven Milz, as sole Member, is designated to wind up the affairs of the Company.

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 57, Page 121, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230417-0036874, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill of record in Instrument Number 20240919-0072644, 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: **2717 Batavia Street, Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch # 1476717 DEEDWARR
09/23/2026 02:09:38 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00 Warranty Deed

20260923-0088325

Witness my/our hand(s) this the 21st DAY OF SEPTEMBER, 2026.

Mark One Development LLC

BY: _____

Mark Steven Milz
Sole Member

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK STEVEN MILZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MARK ONE DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~22nd~~ 21st of September, 2026.

_____
Notary Public
My Commission Expires: 11/17/2029
(SEAL)

ARALIM SERQUINA
COMM. #2539170
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Nov. 17, 2029

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