Name and Address of New Owner:
Ovizion LLC
1620 Bridgecrest Drive
Nashville, TN 37013

Send Tax Bills To:
Ovizion LLC
1620 Bridgecrest Drive
Nashville, TN 37013

This Instrument Prepared By:
Kay Wheeler
Advocate Title & Escrow Services, LLC
756 Ridge Lake Boulevard
Suite 204
Memphis, TN 38120
MJ0801326A

Karen Johnson Davidson County
Batch # 1477191 DEEDWARR
09/24/2026 11:37:39 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260924-0088711

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kingdom Homes, LLC, a Florida Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ovizion LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 1213, and the easterly 15 feet of Lot No. 1215 of Block No. 10, Plan No. 2 of WEST NASHVILLE, as of record in Book 57, Page 172 in the Register's Office for said county.

Being the same property conveyed to Grantor by Warranty Deed recorded in Instrument Number 20260924-0088704 in the Register's Office of Davidson County, Tennessee.

Parcel ID-091-07-0-083 Property Address-5308 Tennessee Avenue Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said Grantee, his, her, its, successors and assigns in fee simple forever. And the Grantor does hereby covenant with the said Grantee that he, she, they, it is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the following: City of Nashville, Davidson County taxes for the year 2026, not yet lien, not yet due and payable. Subject to the Subdivision Restrictions, Building Lines and Easements recorded in Plat Book 57, Page 172, in the official records of the Davidson County Register of Deeds. And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 day of September, 2026.

Kingdom Homes, LLC, a Florida Limited Liability Company

By: _____ (SEAL)
Kay Wheeler, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Jay P. Fearnley of the state and county mentioned, personally appeared Kay Wheeler, Authorized Signatory of Kingdom Homes, LLC, 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 Authorized Signatory of Kingdom Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Kay Wheeler, Authorized Signatory of Kingdom Homes, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Memphis, Tn, this 18 day of September, 2026.

Notary Signature

Printed Name: Jay P Fearnley

My commission expires: 9/16/28

JAY P. FEARNLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
SHELBY COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By:

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 18th day of September, 2026.

Notary Signature
My commission expires:

JAY P. FEARNLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
SHELBY COUNTY