Karen Johnson Davidson County
Batch# 1478364 DEEDWARR
09/28/2026 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,174.75
20260928-0089666

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-4006

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of September, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yeehaw Stays LLC 14826 63rd Court North Loxahatchee, FL 33470	NEW OWNER	092-06-0X-201.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Planters Bank, Inc.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yeehaw Stays LLC, a Florida Limited Liability Company

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 Unit No. 201, Thrive at City Heights Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as established in Master Deed and Declaration Establishing the Thrive at City Heights Condominiums of record in No. 20240926-0074753, and the Declaration of Covenants, Conditions and Restrictions for Thrive at City Heights, a Horizontal Property Regime with Private Elements of record in No. 20210203-0015829 and as amended in No. 20220208-0014654 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Thrive at City Heights, LLC, a Tennessee Limited Liability Company by Warranty Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200203-0012142 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020.

Being a portion of the same property conveyed to UP Partnership, GP by Quitclaim Deed from Thrive at City Heights, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220208-0014656 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 08, 2022.

Being a portion of the same property conveyed to Planters Bank, Inc. by Substitute Trustee's Deed from David M. Anthony, in his capacity as Successor Trustee of record in Instrument No. 20251028-0085743 Register's Office for Davidson County, Tennessee, dated October 24, 2025 and recorded on October 28, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2704 Clifton Ave #201, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 heirs 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.

Dated this the 25th day of September, 2026.

Planters Bank, Inc., a Kentucky Corporation

By: _____
Will Sanders, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jill Branyan of the state and county mentioned, personally appeared Will Sanders, Senior Vice President of Planters Bank, Inc., 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 Senior Vice President of Planters Bank, Inc., the within named bargainor, a Corporation, and that such Will Sanders, Senior Vice President of Planters Bank, Inc. as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Senior Vice President.

Witness my hand and seal, at office in Nashville this 25th day of September, 2026.

_____
Notary Signature

Printed Name: Jill Branyan

My commission expires: 02-05-30

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

Certificate of Authenticity

I, Joshua A. Terry, 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 9/25/24.

Affiant Signature – Joshua A. Terry

9/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/25/24

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27