WARRANTY DEED

Karen Johnson Davidson County
Batch# 1481203 DEEDWARR
10/07/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20261007-0092241

File #26-DW-2701-310

(SEAL)
C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Levant Group, LLC	**NEW OWNER**	
(NAME)	(NAME)	**092 06 0X 310.00**
2715 Congress Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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,

PLANTERS BANK, INC., A CORPORATION,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE LEVANT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 310 of THE 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, under the Master Deed establishing THE THRIVE AT CITY HEIGHTS CONDOMINIUMS of record in Instrument Number 20240926-0074753, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof; said Unit being depicted on Exhibit D to said Master Deed.

Being part of the same property conveyed to Planters Bank, Inc., by Substitute Trustee's Deed foreclosing Deed of Trust recorded as Instrument No. 20220208-0014657, from David M. Anthony, in his capacity as Successor Trustee and not individually, of record in Instrument No. 20251028-0085743, in the Register's Office of Davidson County, Tennessee, dated October 24, 2025 and recorded on October 28, 2025.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated January 28, 2022 and recorded on February 08, 2022.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.W. TURNER'S SUBDIVISION, as recorded in Plat Book 57, Page 129 and Plat Book 57, Page 147.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE THRIVE AT CITY HEIGHTS Condominium of record in Instrument No. 20240926-0074753; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the

land embracing the regime and building thereon.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210203-0015829; amended at Instrument No. 20220208-0014654; Assignment of Developer Rights recorded at Instrument Nos. 20220208-0014659 and 20220208-0014660.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190521-0047655.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3944, Page 173.
* Easement for Overhead, recorded in Instrument Nos. 20111108-0087251 and 20111110-0087953.
* Easement for Public Right-of-Way, recorded in Instrument Nos. 20190423-0037199, 20190423-0037200; 20190729-0074471, 20190729-0074472.
* Charter for The Thrive at City Heights Master Owners' Association, Inc. recorded as Instrument No. 20210301-0025554.
* Common Open Space Deed recorded as Instrument No. 20220208-0014656.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2704 Clifton Avenue, #310, 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 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 5th day of October, 2026.

Planters Bank, Inc., a Corporation

By:_____
William H. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam H. Jefferson of the state and county mentioned, personally appeared William H. Sanders 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 SVP of Planters Bank, Inc., the within named bargainor, a Corporation, and that such William H. Sanders of Planters Bank, Inc. as such SVP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as SVP.

Witness my hand and seal, at office in Nashville, TN, this 5th day of October, 2026.

_____
Notary Signature

Printed Name: Adam H. Jefferson

My commission expires: 1-22-29



True Copy Certification

I, **Denise Woods,** 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 this the 5 day of October, 2026.

Denise Woods
Affiant Signature
Date 10-5-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

