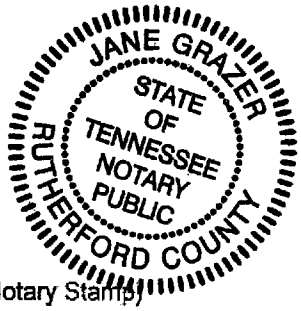
Karen Johnson Davidson County
Batch# 342943 DEEDWARR
01/14/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20200114-0004998



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$412,000.00.**

Affiant

Subscribed and sworn to before me, this 10th day of January, 2020.

Notary Public

My commission expires: 8/22/22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
West Coast Beach Rentals LLC, a Delaware limited liability company	New owner	**117-02-0-026.00**
2502C Sharondale Dr.	17052 Leslie Lane	
Nashville, TN 37215	Huntington Beach, CA	92649

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eric Trenkmann, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

West Coast Beach Rentals, LLC, a Delaware limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16-A on the Plan of Plan of Sharondale, a Subdivision of 33 Acres of record in Plat Book 5060, Page 34, 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 the same property conveyed to Eric Trenkmann, married by Warranty deed from Robert W. Knestrick, and wife, Adrienne P. Knestrick of record in Instrument No. 20060504-0051628 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 04, 2006.

Subject property is investment property and has never been the primary residence of grantor nor spouse of grantor.

This is improved property known as **2502C Sharondale Dr., Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the _____ day of January, 2020.

Eric Trenkmann

STATE OF New York
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Eric Trenkmann, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 9 day of January, 2020.

Notary Public
My Commission Expires: 04/18/2023

STEVEN CASSANO
Notary Public - State of New York
NO. 01CA6239149
Qualified in Richmond County
My Commission Expires Apr 18, 2023

SolomonParks File No. 19-000397-529

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022