THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627863

Karen Johnson Davidson County
Batch# 459233 **DEEDWARR**
08/18/2020 11:49:27 AM 2 pgs
Fees: $13.00 Taxes: $9,971.50

20200818-0092718

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,695,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of August, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2022

WARRANTY DEED

Address New Owner: Lucky Numbers, LLC. 909 Glendale Lane Nashville TN 37215	Send Tax Bills To: Callas & Carlson c/o Layth Carlson 12424 Wilshire Blvd, #1150 Los Angeles, CA 90025	Tax Information: Tax Parcel ID No. 132 09 0 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy L. Tuck, Trustee of the Ozzie, Inc. Land Trust dated January 24, 2018, a/k/a the Ozzie, Inc. Trust Agreement** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lucky Numbers LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, 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 Robert L. Scruggs, Trustee of the Ozzie, Inc. Trust Agreement dated January 24, 2018, by Warranty Deed from Guy Britton Mioton Jr. and Janise Schenthal Mioton, husband and wife, of record in Instrument No. 20180126-0008524, in the Register's Office of Davidson County, Tennessee, dated January 24, 2018 and recorded on January 26, 2018. Also see Affidavit of Scrivener's Error of record in Instrument No. 20180523-0049177, Register's Office of Davidson County, Tennessee. Robert L. Scruggs having since been replaced as Trustee of the Grantor Trust referenced herein by Nancy L. Tuck in an Agreement dated June 30, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page 52.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 670, Page 12.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6303, Page 813.

This is improved property located at 909 Glendale Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2020.

OZZIE, INC. LAND TRUST a/k/a OZZIE, INC. TRUST AGREEMENT

Nancy L. Tuck, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the aforesaid, Nancy L. Tuck, with whom I am personally acquainted, and who acknowledged that she is the Trustee of the Ozzie, Inc. Land Trust and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022