2

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2525

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September, 2020

Notary Public

Commission Expires: 9/6/2022

Karen Johnson Davidson County
Batch# 472048 DEEDWARR
09/09/2020 10:04:53 AM 2 pgs
Fees: $13.00 Taxes: $1,972.10
20200909-0102521

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Stann and Charles Herron 100 A Oceola Avenue Nashville, TN 37209	CapStar Bank 2002 Richard Jones Rd. Ste A300 Nashville, TN 37215	103-02-3C-002.00-CO

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,

Retire Early Properties, LLC and Tzunami Holdings LLC

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

Charles Thomas Herron, an unmarried man, and Hannah Elizabeth Stann, an unmarried woman, as tenants in common with rights of survivorship

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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 100 Oceola Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180702-0063932 and amended in Instrument Number 20190219-0015070 and being shown on Plat attached thereto as Exhibit "B", 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 Retire Early Properties, LLC, a Tennessee Limited Liability Company and Tzunami Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Catina Cole, unmarried, and Janice M. Cole, unmarried of record in Instrument No. 20170911-0092811 Register's Office for Davidson County, Tennessee, dated September 06, 2017 and recorded on September 11, 2017.

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: 100 A Oceola Avenue, 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 uses, 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 4th day of September, 2020.

Retire Early Properties, LLC

By: _____
Steve Cantrell

Tzunami Holdings LLC

By: _____
Brandon Polito

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county aforesaid, personally appeared **Steve Cantrell,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signor of Retire Early Properties, LLC., and that he as such Authorized Signor, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of September, 2020.

_____
Notary Public
My Commission Expires: 9/6/2022

Notary Seal

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public, of the state and county aforesaid, personally appeared **Brandon Polito,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signor of Tzunami Holdings LLC., and that he as such Authorized Signor, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of September, 2020.

_____
NOTARY PUBLIC
My Commission Expires: 9/6/2022