THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 20093019**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2020. Notary Public My Commission Expires: 03-08-21

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

Karen Johnson Davidson County
Batch# 486096 DEEDWARR
09/30/2020 09:52:24 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20200930-0112555

WARRANTY DEED

Address New Owner: TLL Investments, LLC 906A Caruthers Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0Z-001.00-CO

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, **Jared Surasky and Whitney Siddall Surasky, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TLL Investments, LLC, a Colorado 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 Unit A, Caruthers Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Caruthers Avenue, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument Number 20140401-0027031, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.\par

Being the same property conveyed to Jared Surasky and Whitney Siddall, husband and wife by Warranty deed from David Evans and Jordan Kennedy n/k/a Jordan Evans, husband and wife of record in Instrument No. 20170109-0002109 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on January 09, 2017. Whitney Siddall is a/k/a Whitney Siddall Surasky.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 71, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140401-0027031, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 906A Caruthers Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 Grantees, 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, Grantors have executed this instrument on this 29th day of September, 2020.

Jared Surasky

Whitney Siddall Surasky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared Surasky and Whitney Siddall Surasky, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2020.

Notary Public
My Commission Expires: _____