This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
File #: W-SB-SMR-20-2105

Karen Johnson Davidson County
Batch# 507517 **DEEDWARR**
11/02/2020 03:13:05 PM 2 pgs
Fees: $13.00 Taxes: $3,440.63

20201102-0128026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $929,900.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/9/24

Subscribed and sworn before me this the 29th day of October, 2020.

Notary Public
My commission expires: 7/9/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Salisbury	new owners	105-13-0 438.00
2105 10th Ave S		
Nashville, TN 37204		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEASONS REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRIAN SALISBURY AND ESZTER SZENTIRMAI, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Lot B on the Plan of resubdivision of Lots 11/12 on the Plan of McAlister Property of record in Instrument No. 20051109-0135974, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Seasons Realty, LLC, a California limited liability company, by deed from Seasons Realty Trust, dated 03/19/2019, of record in Instrument No. 20190401-0029033, Register's Office for said County. Seasons Realty, LLC, a Delaware Limited Liability Company having been erroneously stated in the previous deed as Seasons Realty, LLC, a California limited liability company.

Also being the same property conveyed to Seasons Realty Trust, by Warranty deed from Jocelyn K. Holley-Bockelmann and Andreas Bockelmann, wife and husband, dated 6/7/2018, of record in Instrument No. 20180608-0055273, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2105 10th Ave S, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28 day of October, 2020.

Seasons Realty LLC

BY: Benjamin Singer, Member
Benjamin Singer, Member

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Benjamin Singer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that He, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Benjamin Singer as such Member.

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

My Commission Expires:

_____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Los Angeles ss.
On Oct 28, 2020 before me, H. Enriquez, Notary Public,
personally appeared Benjamin Singer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

H. ENRIQUEZ
Commission No. 2321313
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Mar. 6, 2024