WARRANTY DEED

California NB

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

W. E. Fulton, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/14/2022
(AFFIX SEAL)

R-VRES-20-1330

NICOLE BELLOW
COMM. #2249785
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 07/14/2022

NSP1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Pizza Night LLC	**Same as New Owner**	
(NAME)	(NAME)	**082-09-0-152.00**
1410 Rosa L Parks Boulevard, #50		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. ERIC FULTON, TRUSTEE OF THE NOLA TRUST UAD OCTOBER 12, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PIZZA NIGHT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being generally located at the Southeast corner of the intersection of 5th Avenue, North and Taylor Street and being more particularly described as follows, according to a survey made by Gregory E. Daniels, RLS# 1489, of Daniels and Associates, Inc., P.O. Box 3629, Brentwood, Tennessee 37024, dated August 30, 2001, as follows:

Beginning at an existing PK nail on the Easterly right-of-way of 5th Avenue, North at the intersection with the Southerly right-of-way of and proceeding as follows:
1. With said Southerly right-of-way of Taylor Street North 62 degrees 58 minutes 45 seconds East 105.00 feet to an iron pin set; thence,
2. Leaving said Southerly right-of-way of Taylor Street South 27 degrees 16 minutes 16 seconds East 35.00 feet to an iron pin set; thence,
3. South 62 degrees 58 minutes 45 seconds West 105.00 feet to a Tack in Lead set on tne Easterly right-of-way of 5th Avenue, North; thence,
4. With said Easterly right-of-way of 5th Avenue, North, North 27 degrees 16 minutes 16 seconds West 35.00 feet to the point of beginning. Containing 3675 square feet or 0.08 acres, more or less.

Being the same property conveyed to W. Eric Fulton, Trustee of the The Nola Trust, dated October 12, 2016 by Warranty deed from Harry Lawrence and wife, Linda Hochberg of record in Instrument No. 20190812-0080328 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1330 5th Avenue N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Karen Johnson Davidson County
Batch# 523506 **DEEDWARR**
12/02/2020 02:58:32 PM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20201202-0140126

Warranty Deed

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2020.

The Nola Trust UAD October 12, 2016

BY: W. Eric Fulton, Trustee
W. Eric Fulton
Trustee

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. ERIC FULTON, TRUSTEE of THE NOLA TRUST UAD OCTOBER 12, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: 7/14/2022
(SEAL)

NSP1 NICOLE BELLOW
COMM. #2249785
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 07/14/2022 NSP1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212