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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn before me this the 30 day of November, 2020.

Notary Public
My commission expires: 7/9/2021

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 529540 DEEDWARR
12/10/2020 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20201210-0144704

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sparano & O'Donnell, LLC 826 1st Ave N Nashville, TN 37201	Sparano + O'Donnell, LLC 19 Navajo Way Rockaway, NJ 07866	082-14-0A 059.00

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, TOTALLY NASHVILLE RENTALS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SPARANO & O'DONNELL, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 826 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master's Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Totally Nashville Rentals, LLC by deed of from Norma V. Martinez, dated 06/04/2013, of record in Instrument No. 20130612-0059946, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 826 1st Ave N, Nashville, TN 37201.

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 30th day of November, 2020.

Totally Nashville Rentals, LLC

BY: Laurie Sheinkopf, Sole Member
Laurie Sheinkopf, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Laurie Sheinkopf, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the SOLE MEMBER of the within named bargainor, Totally Nashville Rentals, LLC, and that SHE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Totally Nashville Rentals, LLC by the said Laurie Sheinkopf as such SOLE MEMBER.

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

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

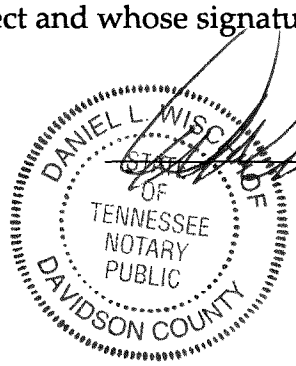
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.