THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200930344**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00 Affiant Subscribed and sworn to before me, this 18th day of December, 2020. Notary Public My Commission Expires: 1/22/24

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Daniel Killian, Trustee of The Love House Trust dated November 6th, 2020 6420 Jocelyn Hollow Road Nashville TN 37205	Send Tax Bills To: NEW OWNER P.O. BOX 340020 NASHVILLE TN 37203	Tax Information: Tax Parcel ID No. 115-15-0-081.00

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, **Right Road Capital Management, Inc.**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Killian, Trustee of The Love House Trust dated November 6th, 2020**, ("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 Lot No. 83 on the Plan of West Meade Farms Inc., Section "D" of record in Plat Book 1835, Page (S) 40 and 41, 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 Right Road Capital Management, Inc. by Warranty deed from Ron Rossini and Beverly Rossini, husband and wife of record in Instrument No. 20181022-0104210 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 22, 2018.

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 2021, a lien not yet due and payable

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Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 40 and 41, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20111115-0089152, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1915, Page 207, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Karen Johnson Davidson County
Batch# 539646 DEEDWARR
12/21/2020 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20201221-0151434

Easement of record in Book 6209, Page 483, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6420 Jocelyn Hollow Road Nashville TN 37205

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, Grantor has executed this instrument on this 18th day of December, 2020.

Right Road Capital Management, Inc.

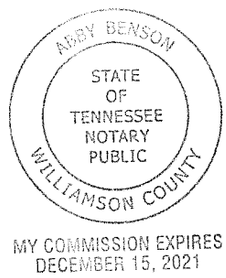
By: _____
James Alexander, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Alexander, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Agent for Right Road Capital Management, Inc. the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of December, 2020.

_____
Notary Public

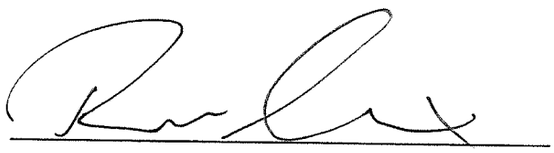


MY COMMISSION EXPIRES
DECEMBER 15, 2021

My Commission Expires: _____

Certificate of Authenticity

I, Ryan Lux, 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.

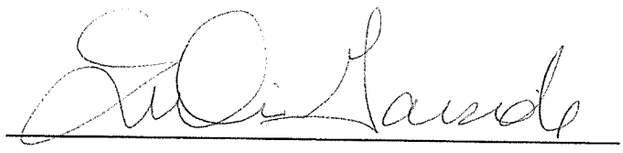


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

