Karen Johnson Davidson County
Batch# 553552 DEEDWARR
01/13/2021 10:10:34 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20210113-0005814

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Allan S. Night, Trustee **2632 W. Beverly Boulevard** **Montebello, CA 90640**	**Allan S. Night, Trustee of the Allan S. Night Trust, dated July 30, 2019** **2632 W. Beverly Boulevard** **Montebello, CA 90640**	**072-11-1U-001.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$440,000.00**

Elizabeth Aldana
Affiant

Sworn to and subscribed before me this 8th day of January, 2021.

Carrie Borden
Notary Public

My commission expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAMONT JORDAN, MARRIED** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **ALLAN S. NIGHT, TRUSTEE OF THE ALLAN S. NIGHT TRUST DATED JULY 30, 2019** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **2168 Rock City Street, Unit A, Nashville, TN 37216.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 8th day of January 2021.

GRANTOR:

Lamont Jordan

State of Tennessee
County of Williamson

On this 8 day of January,2021, before me personally appeared Lamont Jordan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness ~~my hand and official~~ seal on this 8 day of January, 2021.

Notary Public
My Commission Expires: 6-24-24

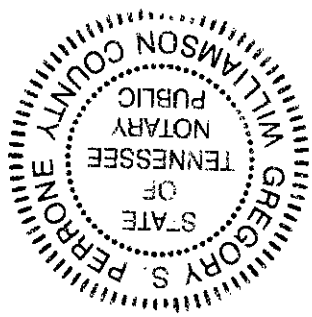


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit A, on the plan of Rock City Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Rock City Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200218-0017914, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to LAMONT JORDAN, by deed from RESIDENTIAL ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200113-0004597, dated January 10, 2020, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200218-0017914, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 332, page 66, said Register's Office.

4. Rights of others in and to party walls.

5. Notice of Completion of record in Instrument No. 20201110-0132580, said Register's Office.