THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132903** Karen Johnson Davidson County Batch# 573218 **DEEDWARR** 02/11/2021 12:00:31 PM 2 pgs Fees: $13.00 Taxes: $1,628.00 20210211-0019873	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00 Affiant Subscribed and sworn to before me, this 10th day of February, 2021. Notary Public My Commission Expires: J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Pacific Premier Trust FBO Zampino Associates PSP PO Box 173859 Denver, CO 80217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-07-0T-007.00 CO

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, **Riverside Park, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pacific Premier Trust Custodian FBO Zampino Associates PSP**, ("Grantee"), 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 Unit No. 7 on the plan of Homes at 942 Riverside Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 942 Riverside Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150316-0022506 and amended in Instrument No. 20150426-0034944 and Instrument No. 20161006-0105567, 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 RIVERSIDE PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN DONLESON, AN UNMARRIED MAN, of record in Instrument No. 20150406-0030020, dated April 1, 2015, said Register's Office.

Riverside Park, LLC, a Tennessee Limited Liability Company having merged into Riverside Park, GP. See Acknowledgment of Merger recorded in Book 7543, Page 862, Register's Office of Williamson County, Tennessee.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 083-07-0T-007.00 CO.

Matters shown on the Plan of record in Book 161, page 172, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of Homes at 942 Riverside Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150316-0022506 and amended in Instrument No. 20150426-0034944 and Instrument No. 20161006-0105567, Register's Office.

Right-of-Way Easement of record in Instrument No. 20150506-0041402, said Register's Office. Easement(s) of record in Instrument No. 20140114-0003779, said Register's Office.

This is improved property located at 944 Riverside Drive Nashville TN 37206

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 10th day of February, 2021.

Riverside Park, GP

By: Tony Harris, Member

By: Tami Harris, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tony Harris and Tami Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Riverside Park, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized members.

Witness my hand, at office, this 10th day of February, 2021.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024