Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 593544 DEEDWARR
03/17/2021 10:51:24 AM 2 pgs
Fees: $13.00 Taxes: $9,768.00

20210317-0035187

PREPARED BY & RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
21-1-075

WARRANTY DEED

THIS INDENTURE is made and entered into this 16 day of March, 2021 by and between Group 42, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and VALO, LLC, a California limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described according to a survey by A & A Engineering dated August 28, 1984 as follows:

Being part of Lot No. 7 and all of Lot No. 8 of Block B on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 7 fronts 68.43 feet on the easterly line of West Iris Drive and runs back between lines 128.2 feet on the north line and 136.51 feet on the south line, to a dead line on which it measures 56.7 feet.

Said Lot No. 8 fronts 70 feet on the easterly side of West Iris Drive and runs back 116.2 feet on the northerly line and 128.2 feet on the southerly line, to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed via Special Warranty Deed to Group 42, LLC, a Tennessee limited liability company from Michael D. Beisel and Shannon A. Beisel, husband and wife, dated June 12, 2020, filed for record on June 15, 2020 at 10:43:00 AM in Record Instrument Number 20200615-0060823, Register's Office of Davidson County, Tennessee.

Previously being the same property conveyed to Michael D. Beisel and Shannon A. Beisel, husband and wife, by Warranty Deed, from RAM Consolidated Industries, Inc., a Tennessee Corporation, dated February 19, 2016, recorded February 23, 2016, of record in Instrument No. 20160223-0017020, Scrivener's Affidavit of record in Instrument No. 20171204-0123193, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 642 W. Iris Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Group 42, LLC

By: _____
Frank Reid Shippen, Member

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Frank Reid Shippen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **Group 42, LLC**, the within named bargainor, a limited liability company, and that he as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Member**.

Witness my hand and seal, at office in Franklin, this the 16 day of March, 2021.

_____
Notary Public
My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Valo, LLC
2925 Montcalm Ave, Los Angeles, CA 90046

Send Tax Statements to:
Valo, LLC
2925 Montcalm Ave, Los Angeles, CA 90046

Map & Parcel: 11811002200

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $2,640,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 16 day of March, 2021.

_____
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON