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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36306-05-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,410,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 21st day of May, 2021.<br><br>Notary Public<br>My Commission Expires: |

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| LauriLo, LLC- Clarendon Series<br>123 Clarendon Avenue<br>Nashville, TN 37205 | PO Box 3390<br>Lake Tahoe, NV 89469 | Map and Parcel No.:<br>11610001700 |

**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, **John William Chenault Sanders, Trustee of The Clarendon Trust dated March 5, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LauriLo, LLC- Clarendon Series, a Nevada Series Limited Liability Company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 123 Clarendon Avenue, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of May, 2021.

John William Chenault Sanders, Trustee

Karen Johnson Davidson County
Batch# 643105 **DEEDWARR**
05/24/2021 11:57:09 AM 2 pgs
Fees: $13.00 Taxes: $5,217.00

20210524-0069994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John William Chenault Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Clarendon Trust dated March 5, 2019 and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2021.

GERALD PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated March 23, 1929, of record in Plat Book 547, page 195, as follows:

Beginning on the southerly margin of Sutherland Avenue at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, southwardly 190 feet; thence westwardly 51.9 feet to a corner of the property conveyed to Johnson Bransford by deed from Bransford Realty Company, of record in Book 855, page 60, said Register's Office; thence with said John Bransford's northerly line, northwestwardly 71.5 feet, more or less, to the easterly margin of Clarendon Avenue, extended; thence northwardly with the easterly margin of same, on a curve to the left with a radius of 145 deg. a distance of 53.7 feet; thence northwardly 17.5 feet; thence on a curve to the right with a radius of 80 deg. a distance of 113.2 feet to the southerly margin of Sutherland Avenue; thence with same, eastwardly 24.3 feet to the beginning.

Being the same property conveyed to John William Chenault Sanders, Trustee of The Clarendon Trust dated March 5, 2019 by deed dated March 8, 2019 from A. Richard Johnson and Mary D. Johnson, husband and wife, of record in Instrument No. 20190313-0022832, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11610001700.
3. Belle Meade City taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 11610001700.
4. All matters appearing on the Plan of record as Book 547, page 57 and 58, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 547, page 195, Register's Office for Davidson County, Tennessee.