WARRANTY DEED

Karen Johnson Davidson County
Batch# 676262 DEEDWARR
07/14/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20210714-0094592

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KIMIE BEASLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON My Commission Expires May 21, 2025

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	161100B20000CO
(NAME) 23975 Park Sorrento #300	(NAME) 23975 Park Sorrento #300	
(ADDRESS) Calabasas, CA 91302	(ADDRESS) Calabasas, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Elizabeth A. Guttowsky, Trustee of the Guttowsky Family Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AH4R TN Properties Two, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 46, Villages of Brentwood, Phase Eleven (Brentwood Summit), as shown on plat of record in Plat Book 9700, Page 949, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Guttowsky and Elizabeth Guttowsky, husband and wife by Warranty Deed from Desiree Denice Speelman and Michael J. Lumbert, an unmarried man, dated 08/01/2006 and recorded 08/07/2006, of record in Instrument 200608070096577, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to James L. Guttowsky and Elizabeth A. Guttowsky as Co-Trustees of the Guttowsky Family Trust by Quitclaim Deed from James L. Guttowsky and Elizabeth A. Guttowsky, dated 08/04/2006 and recorded 08/17/206, of record in Instrument 200608170101230 and Rerecord of record in Instrument 200608310107585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 949, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 11526, Page 579 and Amendment Declaration of record in Instrument 200006060056066, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement Water Mains and Appurtenances of recorded in Book 8197, Page 338, Register's Office for Davidson County, Tennessee; StormWater Detention Agreement of record in Book 11078, Page 919 and Assignment of Rights and Liabilities under the StormWater Detention Agreement of record in Instrument 200406220073413, Register's Office for Davidson County, Tennessee; Articles of Incorporation of Village of Brentwood Homeowners Association of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee; Charter of Brentwood Summit Homeowners Association of record in Instrument 200006060056067, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveys to

Brentwood Summit Homeowners Association of record in Instrument 200012140122894, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4804 Enoch Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 9 day of July, 2021.

Guttowsky Family Trust

By: Elizabeth A. Guttowsky Date: 7/9/21
Elizabeth A. Guttowsky, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Guttowsky, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved to be the Trustee of Guttowsky Family Trust, the bargainor, and who, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9 day of July, 2021.

Notary Public:
My Commission Expires: 9/15/22

CARIAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 15, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2021.

Tracey Trumphour
Affiant
Date: 7-8-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY