Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1252A

Karen Johnson Davidson County
Batch# 689558 DEEDWARR
08/03/2021 03:26:05 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20210803-0104490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lone Oak Properties, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1033 KAP-WEDGEWOOD, LLC, a California limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Homes on Wedgewood Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 2090329-0028603, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lone Oak Properties, LLC by Warranty deed from The Baird Graham Company, LLC of record in Instrument No. 20180814-0080284 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 14, 2018.

Being the same property conveyed to The Baird Graham Company, LLC by Warranty deed from Nina M. Gragg, unmarried of record in Instrument No. 20160802-0079731 Register's Office for Davidson County, Tennessee, dated August 1, 2016 and recorded on August 1, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1033 Wedgewood Avenue Unit 6, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
1033 KAP-WEDGEWOOD, LLC c/o Randall Kaplan 12011 San Vicente Blvd, Ste. 405 Los Angeles, CA 90049	NEW OWNER	105-09-2I-001.00

WITNESS THE EXECUTION HEREOF this 30th day of July, 2021.

Lone Oak Properties, LLC, a Tennessee limited liability company

Brett Kirchhofer, Authorized Agent

By: Brett Kirchhofer, Authorized Agent

State of Tennessee)
County of Davidson)

On this 30th day of July, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Brett Kirchhofer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, Lone Oak Properties, LLC that is authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Lone Oak Properties, LLC as Authorized Agent.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 775,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of July, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON