Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joshua T. Stein
6002 Lopez Lane
Hermitage, Tennessee 37076

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE

MAP 086
GROUP 02 0
PARCEL 051.00

Karen Johnson Davidson County
Batch# 729284 DEEDWARR
10/04/2021 11:03:49 AM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20211004-0132995

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wayne Faust Investment Innovations, LLC., a Wyoming limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joshua T. Stein and Katharine J. Stein, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Faust Investment Innovations, LLC, by Warranty Deed from Colleen Chapman, a married woman and Brittney Jarrett, a married woman, as tenants in common with rights of survivorship, dated March 20, 2020 and filed of record March 20, 2020 in Instrument No. 20200320-0030835, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Dodson Heights, of record in Book 2900, Page 113, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 3130, Page 623 and Book 3161, Page 279, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 6002 Lopez Lane, Hermitage, Tennessee 37076.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joshua T. Stein and Katharine J. Stein, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.
WITNESS our hands this the 1st day of October, 2021.

Wayne Faust Investment Innovations, LLC., a Wyoming limited liability company

By: Wayne Faust, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Wayne Faust,** 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 **Wayne Faust Investment Innovations, LLC., a Wyoming limited liability company,** the within named bargainor, Wayne Foust, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Wyoming limited liability company** as such Member.

WITNESS my hand and official seal at office this 1st day of October, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $392,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of October, 2021.

NOTARY PUBLIC
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022