THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211038039

Karen Johnson Davidson County
Batch# 744770 DEEDWARR
10/27/2021 11:29:21 AM 2 pgs
Fees: $13.00 Taxes: $603.10

20211027-0144353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $163,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Francisco Morales 54 Peachtree Street Nashville, TN 37210	New Owner	Tax Parcel ID No. 162 09 0 082.00

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, **Gulf, LLC Eulala Series, a Delaware Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francisco Morales**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3A Hickory View, Section Two, of record in Book 5800, Page 371, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gulf, LLC Eulala Series, a Delaware Limited Liability Company, by Quitclaim Deed from Frankie Fani, of record in Instrument No. 20180912-0090337, in the Register's Office of Davidson County, Tennessee, dated September 07, 2018 and recorded on September 12, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 3,4,5 & 6 Hickory View, Section Two, as recorded in Plat Book 5800, Page(s) 371.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6235, Page 58.

This is improved property located at 5531 Eulala Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of October, 2021.

Gulf, LLC Eulala Series

By: Farokh Fani, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Farokh Fani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Gulf, LLC Eulala Series, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 25th day of October, 2021.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____