This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14440-AP

Karen Johnson Davidson County
Batch# 774680 DEEDWARR
12/16/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $9,971.50
20211216-0166048

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,695,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2021.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Future is Bright Trust 15821 Ventura Blvd., Ste. 370 Encino, CA 91436	New Owner	105-13-0-296

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gunnison Investments LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Salzman, Trustee of The Future is Bright Trust dated November 25, 2021**, hereinafter called the Grantee(s), his/her/their heirs and 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 the West 45 feet of the East 100 feet of Lot No. 86, on the Plan of Waverly Companies Plan of Lots, called Map of Waverly Place, of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 86 fronts 45 feet on the North side of Lawrence Avenue and runs back between lines, 167 feet, more or less, on the West line and 168 feet, more or less, on the East line to an alley in the rear on which it measures 45 feet.

Being the same property conveyed to Gunnison Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Hensley Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201016-0120876, in the Register's Office of Davidson County, Tennessee, dated October 13, 2020, and recorded on October 16, 2020;

This is improved property located at: **918 Lawrence Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of December, 2021.

GRANTOR:

Gunnison Investments LLC,
a Tennessee Limited Liability Company

By: _____
Brian Layton, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Layton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of Gunnison Investments LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of December, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

_____
Notary Public
My Commission expires: 5/2/22

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/10/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/10/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 **day of** December **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM