WARRANTY DEED

Karen Johnson Davidson County
Batch# 775064 **DEEDWARR**
12/16/2021 02:19:48 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20211216-0166589

LR-SC-21-1005AB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Living Trust of Lorraine Susan Carver, dated January 22,2017 and The Living Trust of Dennis John Carver, dated January 22,2017	**New Owner**	
(NAME)	(NAME)	**070-07-0-028.00**
813 Alabama St		
(ADDRESS)	(ADDRESS)	
Huntington Beach, CA 92648		
(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 consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE LIVING TRUST OF LORRAINE SUSAN CARVER, DATED JANUARY 22,2017 AND THE LIVING TRUST OF DENNIS JOHN CARVER, DATED JANUARY 22,2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A & B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for One Thousand Five Alice Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210119-0007953 and being shown on Plat attached thereto as Exhibit "B", 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 Suburban Cowboys, LLC, a Tennessee Limited Liability Company by Warranty deed from Property Rehab Solutions, LLC, a Nevada Limited Liability Company of record in Instrument No. 20201105-0130106 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 05, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210119-0007953, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20201112-0133197 and Instrument No. 20210203-0015264, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Alice St Unit A and Unit B, Nashville, Tennessee 37218**.

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), their heirs and 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), 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 my/our hand(s) this the 8th DAY OF DECEMBER, 2021.

Suburban Cowboys, LLC

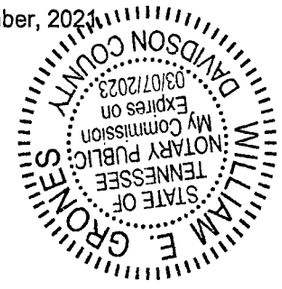
BY: _____
Sean M. Kelly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN M. KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212