WARRANTY DEED

Karen Johnson Davidson County
Batch# 779084 **DEEDWARR**
12/23/2021 08:28:39 AM 7 pgs
Fees: $38.00 Taxes: $3,043.25

20211223-0169570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 (822,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELYN M REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
2216 Belmont B, LLC, a California Limited Liability Company (NAME)	**NEW OWNER** (NAME)	**104 16 0K 002.00**
2216 Belmont Boulevard, B, Nashville, TN 37212 (ADDRESS)	**12011 San Vicente Boulevard, Suite 405 Los Angeles, CA 90049** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of December, 2021, the undersigned, **SMASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **2216 BELMONT B, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2216 BELMONT BOULEVARD, B, NASHVILLE, TN 37212** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2216 Belmont Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2216 Belmont Homes, a Horizontal Property Regime, of record in Instrument Number. 20160829-0089813 and amendment recorded in Instrument No 20171128-0121411, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit " B " to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Together with an undivided percentage interest in the Common Elements belonging to and appertaining to said Unit as defined and set forth in said Declaration and including voting percentages set forth therein.

And together with the Limited Common Elements serving exclusively said Unit as an inseparable appurtenance thereto as defined and set forth in said Declaration.

Being the same property conveyed to Smashville, LLC, by Quitclaim Deed from Christopher E. Schneider and Allan C. Roman, of record in Instrument No. 20180202-0010833, in the Register's Office of Davidson County, Tennessee, dated February 02, 2018 and recorded on February 02, 2018.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On Dec. 13, 2021 before me, Susan W. Manrow, Notary Public

Date *Here Insert Name and Title of the Officer*

personally appeared Allan Roman

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SUSAN W. MANROW
Notary Public - California
Orange County
Commission # 2298500
My Comm. Expires Aug 19, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan W. Manrow

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 12/10/2021 Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

Signer's Name:
☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

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This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this ~~10th~~ 13th day of December, 2021.

GRANTOR: Smashville, LLC
By: Allan Roman
Its: Former Member

GRANTOR: Smashville, LLC
By: Christopher Schneider
Its: Former Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Allan Roman**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a former member of **Smashville, LLC** and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~10th~~ 13th day of December, 2021.

Notary Public

My Commission Expires

See attached CA Acknowledgment

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christopher Schneider**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a former member of **Smashville, LLC** and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose

name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~10th~~ 13th day of December, 2021.

Notary Public My Commission Expires

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 11/06/2024

GRANTOR: Allan Roman

GRANTOR: Christopher Schneider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Allan Roman**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

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Notary Public My Commission Expires

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COUNTY OF DAVIDSON)

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Notary Public My Commission Expires

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 11/06/2024

GRANTOR: Smashville Vacation Rentals, a Tennessee General Partnership
By: Christopher Schneider
Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christopher Schneider**,

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California

County of Orange

On Dec. 13, 2021 before me, Susan W. Manrow, Notary Public

Date *Here Insert Name and Title of the Officer*

personally appeared Allan Roman

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SUSAN W. MANROW
Notary Public - California
Orange County
Commission # 2298500
My Comm. Expires Aug 19, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan W. Manrow

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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Document Date: 12/10/2021 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA ACKNOWLEDGMENT — **CIVIL CODE § 1189**

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State of California

County of Orange }

On Dec. 13, 2021 before me, Susan W. Manrow, Notary Public

Date *Here Insert Name and Title of the Officer*

personally appeared Allan C. Roman

Name(s) of Signer(s)

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SUSAN W. MANROW
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Orange County
Commission # 2298500
My Comm. Expires Aug 19, 2023

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☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a partner of **Smashville Vacation Rentals** and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~10th~~ 13th day of December, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

GRANTOR: Smashville Vacation Rentals, a Tennessee General Partnership
By: Allan C. Roman
Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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