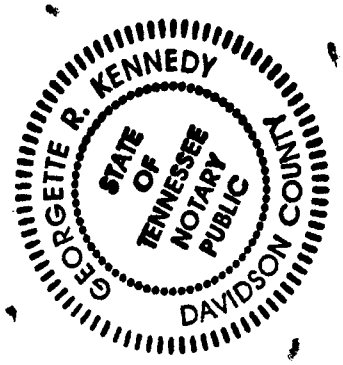
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 Day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 793435 DEEDWARR
01/20/2022 11:32:54 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220120-0007693

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steve Larmey and Dyan Larmey and TLL Investments, LLC 906A Caruthers Avenue Nashville, TN 37204	NEW OWNER	105-13-0-392.00

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, **TLL Investments, LLC, a Colorado limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Steve Larmey and Dyan Larmey as Tenants in Common with Rights of Survivorship as to a 50% undivided interest and TLL Investments, LLC, a Colorado limited liability company as to a 50% undivided interest**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, Caruthers Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Caruthers Avenue, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument Number 20140401-0027031, 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 the same property conveyed to TLL Investments, LLC, a Colorado limited liability company by Warranty Deed from Jared Surasky and Whitney Siddall, husband and wife, of record in Instrument 20200930-0112555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 906A Caruthers Avenue, Nashville, TN 37204

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. 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 8 Day of November, 2021.

TLL Investments, LLC

BY: _____
Terry L. Leprino
Sole Member and Manager

STATE OF Colorado

COUNTY OF Denver

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Terry L. Leprino with whom I am personally acquainted and who upon their oath acknowledged themself to be the Sole Member and Manager of TLL Investments, LLC, the within named bargainor, a limited liability company, and that they as such Sole Member and Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Terry L. Leprino, as such Sole Member and Manager

Witness my hand and official seal at office at Denver, Colorado, on this the 8th day of November, 2021.

_____
Notary Public

My commission expires Feb. 20, 2021

TERRI L. PONTARELLI
Notary Public – State of Colorado
Notary ID 20184008027
My Commission Expires Feb 20 2022