WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 812037 **DEEDWARR**
02/25/2022 03:18:40 PM 2 pgs
Fees: $13.00 Taxes: $6,012.50

20220225-0021877

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blackwelder Management Group LLC 3438 Stokesmont Rd Nashville, TN 37215	Blackwelder Mgmt Group 1880 Century Park E. Ste 1600 Los Angeles, CA 90067	117-07-0V-001-00

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, **Morgan Harris, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Blackwelder Management Group LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Stokesmont Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Stokesmont Cottages, a Horizontal Property Regime, of record in Instrument No. 20131025-0111504, 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.

Being the same property conveyed to Blake Saltaformaggio and Veronica Filos by Warranty Deed from Cindy J. Betts, married, dated 01/16/2015 and recorded 01/22/2015, of record in Instrument 201501220006405, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Morgan Harris by Warranty Deed from Blake Saltaformaggio and Veronica Filos, husband and wife, dated 06/16/2021 and recorded 06/17/2021, of record in Instrument 202106170081801, Register's Office for Davidson County, Tennessee. The subject property was never used as the principal residence of the Grantor or his spouse.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
File No. 22-34887

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: 3438 Stokesmont Rd, Nashville, TN 37215

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 16th day of February, 2022.

Morgan Harris

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Morgan Harris, a married man with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that ~~they~~ He executed the foregoing instrument of ~~their~~ his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 16th of February, 2022.

Notary Public

My Commission Expires: July 30, 2025

(SEAL)

MELANIE M. SEARS
Notary Public - California
Los Angeles County
Commission # 2363895
My Comm. Expires Jul 30, 2025