Karen Johnson Davidson County Batch# 815403 DEEDWARR 03/04/2022 09:36:12 AM 2 pgs Fees: $13.00 Taxes: $2,784.25 20220304-0024809	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$752,500.00.** Affiant Subscribed and sworn to before me, this the 3rd day of March, 2022. Notary Public My commission expires: 4/13/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
GOLDEN HOUR HOLDINGS, LLC	**NEW OWNERS**	118-02-0A-002.0 CO
2872 Stromboli Road		
Costa Mesa, CA 92626		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KATRINA NICOLE BARNETT, TRUSTEE OF THE KATRINA NICOLE BARNETT INHERITANCE TRUST, ESTABLISHED UNDER THE WILL OF BOOKER MICHAEL BARNETT**
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GOLDEN HOUR HOLDINGS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 2608 on the plan of Vaulx Lane Townhomes, as shown on Exhibit "A" to the Master Deed of Vaulx Lane Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070105-0002552, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KATRINA NICOLE BARNETT, TRUSTEE OF THE KATRINA NICOLE BARNETT INHERITANCE TRUST, ESTABLISHED UNDER THE WILL OF BOOKER MICHAEL BARNETT, by Quitclaim Deed of record as Instrument No. 20180625-0061030, dated June 21, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2608 Vaulx Lane, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 2nd day of March, 2022.

Katrina Nicole Barnett, Trustee

KATRINA NICOLE BARNETT, TRUSTEE OF THE KATRINA NICOLE BARNETT INHERITANCE TRUST, ESTABLISHED UNDER THE WILL OF BOOKER MICHAEL BARNETT

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **KATRINA NICOLE BARNETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to **TRUSTEE OF THE KATRINA NICOLE BARNETT INHERITANCE TRUST, ESTABLISHED UNDER THE WILL OF BOOKER MICHAEL BARNETT,** the within named bargainor.

Witness my hand, at office, this 2nd day of March, 2022.

NOTARY ACKNOWLEDGEMENT

MY COMMISISON EXPIRES: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023