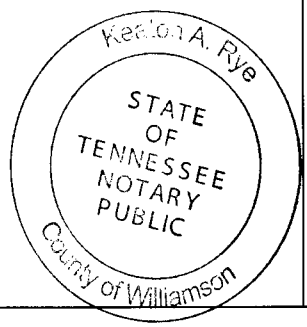
(1)

WARRANTY DEED

File #2022-98



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to before me on March 25, 2022.

NOTARY PUBLIC
My Commission Expires: 6/14/25

Karen Johnson Davidson County
Batch# 830270 DEEDWARR
03/29/2022 09:36:36 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220329-0035952

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Become LLC 2115 10th Avenue South Nashville, TN 37204	New Owner	105-13-2B-003.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J & S RETIREMENT ASSETS LLC, A FLORIDA LIMITED LIABILITY COMPANY (BEING ONE AND THE SAME ENTITY AS J & S RETIREMENT ASSETS, LLC AS REFERRED TO IN PREVIOUS WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20190612-0056409)**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BECOME LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors 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 C, Lawrence Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions for Lawrence Avenue Townhomes, of record as Instrument No. 20150522-0047578, in the Register's Office of Davidson County, Tennessee and Plat attached as Exhibit "C" to which Declarations of Covenants, Conditions, and Restrictions referenced is hereby made for a more particular description of said property.

Being the same property conveyed to J & S RETIREMENT ASSETS, LLC, by deed from CLAIRE PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20190612-0056409, dated June 7, 2019, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2115 10th Avenue South, 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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand on March 25, 2022.

Grantor:

J & S Retirement Assets LLC, a Florida limited liability company

By: _____
Philip C. Cetnar, Manager

STATE OF PENNSYLVANIA
COUNTY OF Centre

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Philip C. Cetnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of J & S Retirement Assets LLC, the within named bargainor, a Florida limited liability company, and that he as such 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 Philip C. Cetnar as Manager.

Witness my hand, at office, this 25th day of March, 2022.

_____
Notary Public

My Commission expires: 10-14-2024

Commonwealth of Pennsylvania - Notary Seal
VICKEY J EMEL - Notary Public
Centre County
My Commission Expires October 14, 2024
Commission Number 1383644