Karen Johnson Davidson County
Batch# 833643 DEEDWARRSP
04/01/2022 03:33:38 PM 3 pgs
Fees: $18.00 Taxes: $5,698.00
20220401-0038299

This Instrument Was Prepared By:

Adam G. LaFevor, Esq.
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transaction is $1,540,000.00.

Affiant

Subscribed and sworn to before me on this 1st day of April, 2022.

Notary Public

My Commission Expires: _____

STEPHANIE MERIDA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lokahi, LLC 115 NE 2nd Ave Delray Beach, FL 33444	Same	Map/Parcel 104-08-306.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, ROSS WILLIAMS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto LOKAHI CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (the "Grantee"), its successors and assigns all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto as more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 56 feet on the westerly 1/2 of Lot No. 54, as shown on the map entitled the Plan of O.H. Hayes Plan, of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot 54 fronts 56 feet on the East margin of 17th Avenue, South formerly Addison Street and extends back between parallel lines 152.5 feet, more or less, to an alley.

Being the same property conveyed to ROSS WILLIAMS PROPERTIES, LLC, by deed from HAMILTON COMPANY, LLC, of record in Instrument No. 20040728-0089925, dated July 23, 2004, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantor, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 1st day of April, 2022.

GRANTOR:

ROSS WILLIAMS PROPERTIES, LLC
a Tennessee limited liability company

By: Jackie W. Byrom

Printed: Jackie W. Byrom

Title: Sole Member

STATE OF Tennessee)

STATE OF TENNESSEE
COUNTY DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie W. Byrom, with whom I am personally acquainted, and who acknowledged that she is the Sole Member of Ross Williams Properties, LLC, a Tennessee limited liability company, and that she, as such Sole Member, executed the within instrument for the purposes therein contained by signing the name of Ross Williams Properties, LLC by herself as Sole Member.

Witness my hand, at office, this 1st day of April, 2022.



NOTARY PUBLIC

My Commission expires: My Commission Expires November 6, 2024