WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 836075 DEEDWARR
04/07/2022 11:37:34 AM 2 pgs
Fees: $13.00 Taxes: $4,273.56

20220407-0040493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,016.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAWN MICHELLE OSBORNE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pk., Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H5 Nashville, LLC	New Owner	
(NAME)	(NAME)	
929 A South Douglas Ave.	1518 Coventry Road	105 13 2C 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHEN G. TOMASO AND MOIRA D. TOMASO, TRUSTEES OF THE STEPHEN G. TOMASO & MOIRA D. TOMASO TENNESSEE COMMUNITY PROPERTY TRUST U/A/D NOVEMBER 1ST, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H5 NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 929 S. Douglas, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 929 S. Douglas, a Horizontal Property Regime, of record in Instrument Number 20160107-0001536, as amended in Instrument No. 20160330-0030046, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Stephen G. Tomaso and wife, Moira D. Tomaso, Trustees of The Stephen G. Tomaso and Moira D. Tomaso Tennessee Community Property Trust, 929-A South Douglas Avenue, Nashville, TN 37204, by Warranty Deed from Stephen G. Tomaso and wife, Moira D. Tomaso, of record in Instrument No. 20181106-0110083, in the Register's Office of Davidson County, Tennessee, dated November 01, 2018 and recorded on November 06, 2018. Also see Scrivener's Affidavit of recorded in Instrument No. 20181120-0114395, Register's Office of Davidson County, Tennessee.

The Stephen G. Tomaso and Moira D. Tomaso Tennessee Community Property Trust is one of the same as The Stephen G. Tomaso and Moira D. Tomaso Tennessee Community Property Trust, 929-A South Douglas Avenue, Nashville, TN 37204.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 929 A South Douglas Ave., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5TH day of April, 2022

THE STEPHEN G. TOMASO AND MOIRA D. TOMASO
TENNESSEE COMMUNITY PROPERTY TRUST U/A/D
NOVEMBER 1ST, 2018

BY: _____

STEPHEN G. TOMASO, TRUSTEE

BY: _____

MOIRA D. TOMASO, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Stephen G. Tomaso and Moira D. Tomaso with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Stephen G. Tomaso & Moira D. Tomaso Tennessee Community Property Trust U/A/D November 1st, 2018, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 5th day of April, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____
Notary Public