Karen Johnson Davidson County
Batch# 853507 DEEDWARR
05/11/2022 10:53:30 AM 7 pgs
Fees: $38.00 Taxes: $5,920.00
20220511-0053861

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Lup 7 Partners II LLC 104 Woodmont Blvd., Suite 218, Nashville, Tennessee, 3270	Lup 7 Partners II LLC 104 Woodmont Blvd., Suite 218, Nashville, Tennessee, 3270	Map/Parcel 075-13-0-107.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DAVID SHEARON, JOHN LOPEZ**, and wife, **JOY LOPEZ** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LUP 7 PARTNERS II LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of April, 2022.

GRANTOR:

David Shearon by Richard House, WS Attorney-in-fact

DAVID SHEARON BY RICHARD HOUSE, ESQ., HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David Shearon, by Richard House, Esq. his Attorney-In-Fact the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name.

Witness my hand and official seal this 28 day of April, 2022.

My Commission Expires:

8/15/25

Notary Public

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

[Signatures Continue on Following Page]

JOHN LOPEZ

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Lopez, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name.

Witness my hand and official seal this 28 day of April, 2022.

Notary Public

My Commission Expires:

8/19/25

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

JOY LOPEZ

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joy Lopez, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name.

Witness my hand and official seal this 28 day of April, 2022.

Notary Public

My Commission Expires:

8/19/25

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,600,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 28 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of James K. Well Subdivision of record in Plat Book 4470, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Shearon and wife, Laura Shearon and John Lopez and wife, Joy Lopez by Warranty Deed from Denny Stamps and Everett Lowe of record in Instrument No. 20111227-0101077 Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on December 27, 2011.

Being the same property conveyed to David Shearon, John Lopez and wife, Joy Lopez by Quitclaim Deed from Laura Webster f/k/a Laura Shearon of record in Instrument No. 20200221-0019484 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 21, 2020.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2022 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4470, Page 152, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/03/2022 ____ (date of document).

Affiant Signature

05/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025