WARRANTY DEED

Karen Johnson Davidson County
Batch# 868638 DEEDWARR
06/08/2022 11:00:44 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220608-0065507

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-22-1718

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LauriLo, LLC – Allison Series	Ailing & Jillson c/o Jamie Walker	105 11 0 142.00
(NAME)	(NAME)	
PO Box 3390 Lake Tahoe, NV 49449	P.O. Box 3390 Lake Tahoe, NV 49449	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SUAREZ FAMILY HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAURILO, LLC – ALLISON SERIES, A NEVADA SERIES LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of The Allison Subdivision, of record in Plan Book 547, Page 74, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 29 fronts 50 feet on the Easterly margin of Allison Place and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to William H. Smallman from from Anthony L. Williams and Jennifer Williams, by Warranty Deed dated January 29, 2007, recorded February 14, 2007, in Instrument No. 20070214-0018690, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ashleigh Marie Suarez from William H. Smallman, by Quitclaim Deed dated May 21, 2019, recorded May 24, 2019, in Instrument No. 20190524-0049457, in the Register's Office of Davidson County, Tennessee, pursuant to Divorce Decree and Marital Dissolution Agreement under Docket No. 18D-1109, in the Third Circuit Court of Davidson County, Tennessee.

Subsequently, being the same property conveyed to Suarez Family Holdings, LLC, A Tennessee Limited Liability Company, from Ashleigh Marie Suarez, by Quitclaim Deed dated April 28, 2020, recorded May 4, 2020, in Instrument No. 20200504-0046216, in the Register's Office of Davidson County, Tennessee. Said Quitclaim Deed contains a typographical error, and the Grantee is correctly known as Suarez Family Holding, LLC, a Tennessee limited liability company, as evidenced by Scrivener's Affidavit recorded in Instrument No. 20220608-0065506, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1718 Allison Place, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of June, 2022

Suarez Family Holding, LLC, a Tennessee Limited Liability Company

By: Ashleigh Marie Suarez, Chief Manager
Ashleigh Marie Suarez, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Ashleigh Marie Suarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Suarez Family Holding, LLC, the within named bargainor, a Limited Liability Company, and that such Ashleigh Marie Suarez as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, this 7th day of June, 2022.

Notary Signature
My commission expires: 3/6/24

