WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17619-RR

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 873543 DEEDWARR
06/17/2022 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20220617-0069479

ADDRESS NEW OWNER:
Zachary Denault
135B Fain Street
Nashville, Tennessee 37210

SEND TAX BILL TO:
New Owner

MORTGAGEE

MAP 093
GROUP 16 0D
PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **L&L TN R, LLC, a Wyoming limited liability company, DHB R LLC, a Wyoming limited liability company and Citi, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Zachary Denault, unmarried and Ben Haggblade, unmarried,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units B, of The Plan of 135 Fain Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 135 Fain Street of record as Instrument Number 20191004-0101948, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to L&L TN R, LLC, a Wyoming Limited Liability Company, DHB R, LLC, a Wyoming Limited Liability Company and Citi, LLC, a Tennessee Limited Liability Company, by Warranty Deed from HOMEOFCAPITAL, LLC, a Tennessee Limited Liability Company, dated April 8, 2022 and filed of record April 11, 2022 in Instrument No. 20220411-0041615, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Units B, of The Plan of 135 Fain Street, a Horizontal Property Regime with Private Elements, of record in Book 57, Pages 42 and 43, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record, Instrument No. 20191004-0101948, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 135B Fain Street, Nashville, Tennessee 37210.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Zachary Denault and Ben Haggblade, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 9th day of June 2022.

L&L TN R, LLC, a Wyoming limited liability company

Les Lazarus member

By: Les Lazarus, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **L&L TN R, LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming limited liability company as such Member.

WITNESS my hand and official seal at office this 9th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DHB R LLC, a Wyoming limited liability company

By: Dan Heichelbech, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **DHB R LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Wyoming limited liability company as such Member.

WITNESS my hand and official seal at office this 9th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Citi, LLC, a Tennessee limited liability company

By: Mike Maitland, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mike Maitland,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Citi, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 9th day of June 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $730,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June 2022.

NOTARY PUBLIC
My Commission Expires:

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 6/9/22.

Affiant Signature

6/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of June, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

