THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339927**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $835,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2022. Notary Public My Commission Expires: 10-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

Karen Johnson Davidson County
Batch# 873954 DEEDWARR
06/21/2022 08:23:51 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50
20220621-0070053

WARRANTY DEED

Address New Owner: Joshua Ost and Leah Ost 8124 Charlotte Pike Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 127 00 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Parkcam, LLC, a Washington Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Ost and Leah Ost, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being a 4.4 acre tract and a 2.5 acre tract, more or less, a 9 foot strip and a 20 foot strip, respectively immediately East and West of same, and describe together according to a survey by L. W. Yokley, Surveyor, February 15, 1947, as follows:

Beginning at a stone marker on the Northwest margin of Charlotte Pike, the Southeast corner of the Cox Land; thence with Cox's Easterly line, North 27° 50' West 500 feet, more or less, to a 3 inch ironwood, and continuing with the same direction 1023 feet, more or less, in all 1523 feet, more or less, to a fence corner; thence South 83°50' East 61 feet more or less, to the Northeast corner of said 4.4 acre tract; thence South 42° 30' East 1000 feet to a stake, the Northwest corner of the property conveyed to Chas. W. Omohundro and wife, by deed from Joseph W. Ezell and wife, of record in Book 1492, Page 141, Register's Office for said County; thence with the Westerly line of said Omohundro property, South 32° 40 East 476.2 feet to the Northwesterly margin of Charlotte Pike; thence with the said Pike, South 55°20' West 309 feet to the beginning.

Also conveyed herewith is the privilege of using the spring on the old J. Loveall property as the source of water supply, as conveyed in Book 5566, Page 634, said Register's Office.

Being the same property conveyed to ParkCam, LLC, a Washington Limited Liability Company, by Warranty Deed from John E. Harris, unmarried, of record in Instrument No. 20210630-0088658, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021 and recorded on June 30, 2021.

Tract 2

Beginning at an iron pin, said iron pin being the Northeast corner of property conveyed to Barnie B. Boone by deed of record in Book 4393, Page 172; thence, along the Easterly line of Barnie B. Boone, South 28 degrees 06' East, 288.09 feet to an iron pin, the Northwest corner of property now or formerly belonging to Wiggs; thence, along the line of Wiggs, and of property now or formerly belonging to Pentecost, North 58 degrees 27' East, 463.66 feet to an iron pin in the line of property now of formerly belonging to John E. Harris; thence, along the line of Harris, N 27 degrees 12' West, 1,319.42 feet to an iron pin, common corner of Harris and or Quail Creek Estates as of record in Plat Book 5200, Page 3, Register's Office for said County; thence along the line of Quail Creek Estate, North 30 degrees 47' West , 404.20 feet to an iron pin; thence North 25 degrees 38' West 190.48 feet to an iron pin; thence North 29 degrees 51' West, 115.42

feet to a point; thence, along a division line, South 14 degrees 35' East, 1,818.95 feet to the point of beginning.

Being the same property conveyed to ParkCam, LLC, a Washington Liability Company, by Warranty Deed from John E. Harris, unmarried, of record in Instrument No. 20210630-0088658, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021 and recorded on June 30, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 8124 Charlotte Pike Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Parkcam, LLC

By: ~~Kevin~~ Davis, Authorized Agent

STATE OF WA)
COUNTY OF Wallawalla)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kevin Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Parkcam, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 20 day of May, 2022.

Notary Public
My Commission Expires: May 1, 2023

HEATHER M SCHAMBACK
COMMISSION NO. 206655
NOTARY PUBLIC
EXPIRES MAY 1, 2023
STATE OF WASHINGTON