WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2022.

Notary Public
COMMISSION EXPIRES: 5.14.25

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 892601 DEEDWARR
07/22/2022 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220722-0084275

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NR SN Tennessee A, LLC	Same as New Owner	122 01 0A 426.00
(NAME)	(NAME)	
8390 E. Via de Ventura F-110, #303		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85258		
(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, I, **Edward Francis Gauthier, Trustee of The Jan Albert Gauthier Revocable Living Trust, dated April 15, 2016 ("Grantor Trust"), and Gabriel John Gauthier, sole beneficiary of the Grantor Trust ("Sole Beneficiary")** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NR SN Tennessee A, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 15 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument 2000101 1-010 1 1044, Register's Office of Davidson County, Tennessee (the "Original Declaration") and as amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record in Instrument 20020725-0089575, Register's Office of Davidson County, Tennessee (the "First Supplemental") and as further Amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record at Instrument 20020904-0107261, Register's Office of Davidson County, Tennessee (the "Second Supplement"), the said First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration". Said reference is hereby made to Plat and Declaration, as herein noted, for a more complete and accurate description thereof.

Being the same property conveyed to Jan Albert Gauthier, Trustee of The Jan Albert Gauthier Revocable Living Trust, dated April 15, 2016 by Deed dated April 15, 2016 from Jan Gauthier, recorded April 20, 2016, in Instrument Number 20160420-0038490, in the Register's Office for Davidson County, Tennessee. Jan Albert Gauthier died on February 26, 2022, resulting in the succession of Edward Francis Gauthier as Trustee. John Gabriel Gauthier, who is sole beneficiary of the residuary assets of the grantor trust, joins in this conveyance to relinquish to grantee all of his right, title and interest in and to the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 168 Antler Ridge Circle (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

File No.: 5921-22
Warranty Deed Individual LES rev. 09-2018

and

By: _____
Gabriel John Gauthier, Sole Beneficiary, Grantor

State of Nebraska)
)
County of LANCASTER)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Gabriel John Gauthier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), a within named bargainor, who in my presence executed the within instrument and further upon oath acknowledged that he did so as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2022.

Commission Expires: 06/08/2023

_____
Notary Public

GENERAL NOTARY-State of Nebraska
CASEY M. AYLWARD
My Comm. Exp. June 8, 2023

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. successors 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, successors 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.

Jan Albert Gauthier Revocable Living Trust
dated April 15, 2016, Grantor

By: Edward F Gauthier
Edward Francis Gauthier, Trustee

State of Oklahoma
County of Canadian

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Edward Francis Gauthier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the duly appointed and acting Trustee of the Jan Albert Gauthier Revocable Living Trust dated April 15, 2016, a within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of said bargainor by himself as its Trustee, and further upon oath acknowledged that he did so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 21 day of July, 2022.

Commission Expires: 4-15-2023

Nanette L. Holliman
Notary Public

NANETTE L. HOLLIMAN NOTARY PUBLIC # 15003538 EXP. 04/15/23 STATE OF OKLAHOMA

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 20, 2022.

Affiant
Date: July 22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of July 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY