Karen Johnson Davidson County
Batch# 904400 DEEDWARR
08/17/2022 10:50:05 AM 3 pgs
Fees: $18.00 Taxes: $74.00
20220817-0093187

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $20,000.00.

Affiant

Subscribed and sworn before me this the 25th day of July, 2022.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Winski Enterprises, LLC & AHN Investments, LLC 8110 Isabella Lane, Ste. 200 Brentwood, TN 37027	Owners	052-03-0-188.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALSET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AHN Investments, LLC, A TENNESSEE LIMIATED LIABILITY COMPANY hereinafter called the Grantees, their successors and assigns, all of Grantor's interest (being a 50% interest) in that certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Subdivision Plat, Revision Three to Lots 1 & 3 - Seventh Day Adventist & Tennessee Christian Medical Center of record in Plat at Instrument No. 20120607 0049930, 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 Winski Enterprises, LLC, a Louisiana limited liability company and Alset, LLC, a Tennessee limited liability company by Special Warranty deed from HTI Memorial Hospital Corporation, a Tennessee corporation of record in Instrument No. 20160907-0093974 Register's Office for Davidson County, Tennessee, dated September 6, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 317 Larkin Springs Road, Madison, TN 37115.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of their interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25 day of July, 2022.

ALSET, LLC
By: Ryzer Capital, LLC
Its: Member

7/25/22
By: Justin Curatola, Member

STATE OF Ohio
COUNTY OF Franklin

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Justin Curatola, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of Ryzer Capital, LLC, sole member of Alset, LLC, the within named bargainor, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of Ryzer Capital, LLC, sole member of Alset, LLC, as Member by the said Justin Curatola, as Member of Ryzer Capital, LLC, sole member of Alset, LLC.

Witness my hand and official seal this 25 day of July, 2022.

Lily Limon
Notary Public

My Commission Expires:
10/17/2023

NOTARY PUBLIC STATE OF OHIO

LILIANA LIMON
Notary Public, State of Ohio
My Comm. Expires 10-17-2023

Witness my hand this the 25th day of July, 2022.

ALSET, LLC
By: Ryzer Capital, LLC
Its: Member

By: ~~Liam~~ Smith, Member

STATE OF California

COUNTY OF Monterey

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Liam Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of Ryzer Capital, LLC, sole member of Alset, LLC, the within named bargainor, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of Ryzer Capital, LLC, sole member of Alset, LLC, as Member by the said Liam Smith, as Member of Ryzer Capital, LLC, sole member of Alset, LLC.

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

My Commission Expires:

Notary Public

CHRISTINA RUSSO
Notary Public - California
Monterey County
Commission # 2388643
My Comm. Expires Dec 30, 2025