THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37055-04-2022** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: DM-SF-22-476	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$994,250.00~~ $954,250.00 Robert Dale Long JR. Affiant Subscribed and sworn to before me this 6th day of September, 2022. Notary Public My Commission Expires: Aug 26 2024

FRS1 GARY HIRSCH COMM. # 2352623 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Exp. Aug. 26, 2024 FRS1

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
OJAS OASIS LLC 414 Moore Ave Nashville, TN 37203	OJAS OASIS LLC 414 Moore Ave Nashville, TN 37203	Map and Parcel No.: 10503016700

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, **S RAE Productions, LLC, a Louisiana limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **OJAS OASIS LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 476 Humphreys Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 915859 **DEEDWARR**
09/13/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,530.73

20220913-0102077

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of September, 2022.

S RAE Productions, LLC, a Louisiana limited liability company

BY: _____
Robert Dale Long, Jr., Member

STATE OF _____

COUNTY OF _____

See below Cal Jurat Addendum

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert Dale Long, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of S RAE Productions, LLC, a Louisiana limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of September, 2022.

_____
Notary Public

My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of San Francisco

On Sep 6, 2022 before me Gary Hirsch Jr

Notary Public, personally appeared Robert Dale Long Jr

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

GARY HIRSCH
COMM. #2332623
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Exp. Aug. 26, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Humphrey's, Houston and Martin's Addition to Nashville of record in Plat Book 36, Page 117, in the Register's Office for Davidson County, Tennessee, to which plan reference is herebvy made for a more complete description of the property.

Being the same property conveyed to S RAE Productions, LLC by deed dated May 26, 2017 from Kimberly L. Miller and Michael Vincent Miller, wife and husband, of record in Instrument No. 20170531-0053779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10503016700.
2. All matters appearing on the Plan of record as Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee.