WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY~~/RETURN TO:~~
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 4,300,000.00 .**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2022.

Notary Public

COMMISSION EXPIRES: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 919435 DEEDWARR
09/21/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $15,910.00
20220921-0104752

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dean Stauffer Shelagh Stauffer	Same As New Owner	159-00-0-018
(NAME) 1079 Tamiami Trail N #208 ~~5655 Granny White Pike~~	(NAME)	
(ADDRESS) Nokomis, FL 34275 ~~Brentwood, TN 370277~~	(ADDRESS)	
(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, **Pacific Coast Properties LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean Stauffer and Shelagh Stauffer, husband and wife,** 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 the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 6, in partition of the lands of Allen Cotten, Jr., deceased, made December 31, 1859, of record in Book 208, page18, Register's Office of said County and part of an original 76.7 acre tract, described according to a survey made by James A. Hamilton, Jr., Surveyor, May 29, 1948 and revised June 14, 1948, as follows:

Beginning at a point in the center of the Granny White Pike, 449.65 feet northerly from the intersection of the center line of said Granny White Pike and the center line of Old Hickory Boulevard, said point being the northeast corner of a tract of land owned by A. J. Arling; thence with Arling's northern boundary line, North 73 degrees 30 minutes West 500 feet to the common corner of the lands owned by Vemon D. Massie, Robert L. McCall and the said A. J. Arling; thence with the eastern boundary line of said Massie Tract; North 0 degrees 40 minutes West 200 feet to an iron pin; thence South 74 degrees 02 minutes East 517.4 feet to a pin in the center of said Granny White Pike; thence with the center of said Granny White Pike, South 4 degrees 28 minutes West 200 feet to the beginning.

Less and Except that portion conveyed to the Metropolitan Government of Nashville and Davidson County, as Instrument No. 20020326-0036823, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Pacific Coast Propeties, LLC, a Tennessee limited liability comapny, by Quitclaim Deed from Dino Elefante and Coni Elefante, filed for reocrd on August 24, 2022 as Instrument No. 20220824-0095743, Reigster's Office for Davidson County. Further being the same property conveyed to Dino Elefante and Coni Elefante, husband and wife by Warranty Deed from Melyssa L. Gaw, married, filed for record on December 6, 2019, in Instrument No. 20191206-0126391, Register's Office for Davidson County, Tennessee.

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 **5655 Granny White Pike** **Brentwood, TN** **37027**

(House Number) (Street) (P.O. Address) (City)(State) or Town) (Postal Zip)

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.

Witness our hands this 9th day of September, 2022.

Pacific Coast Properties LLC, a Tennessee Limited Liability Company

By: _____
Dino Elefante, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Dino Elefante**, 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 Sole Member of Pacific Coast Properties, LLC** (the "Company") the within named bargainor, a limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the Sole Member.

WITNESS my hand and seal this 9th day of September, 2022.

_____
Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, do hereby make oath that I am a licensed attorney and/or 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 9-9-22.

Date

Affiant Signature

9-15-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of SEPT, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON