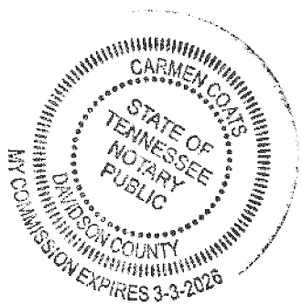
Karen Johnson Davidson County
Batch# 956479 DEEDWARRSP
12/30/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20221230-0133825

# Special Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,900.00.

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2022.

Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Britzian Holdings, LLC | New Owner(s) | 071-07-0Q-002.00-CO |
| 7707 Emerson Avenue | | |
| Los Angeles, CA 90045 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **102 DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITZIAN HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 2, of The Eason Townhomes, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for The Eason Townhomes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20210805-0105494, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MWC, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gary Stuart Ray and Shirley L. Darks, Jerry Wayne Darks, Jr., Rachel Darks, Ronald Edwin Darks, Melissa (Darks) Fisher, Kristen McClellan as Guardian for Master Cameron Darks, Christopher Ryan Darks and Dillon West of record in Instrument Number 20150325-0025723 Register's Office for Davidson County, Tennessee, dated March 24, 2015 and recorded on March 25, 2015.

Being the same property conveyed to MWC, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gary Stuart Ray and Shirley L. Darks, Jerry Wayne Darks, Jr., Rachel Darks, Ronald Edwin Darks, Melissa (Darks) Fisher, Kristen McClellan as Guardian for Master Cameron Darks, Christopher Ryan Darks and Dillon West of record in Instrument Number 20150402- 0028546 Register's Office for Davidson County, Tennessee, dated March 24, 2015 and recorded on April 02, 2015.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Special Warranty deed from MWC LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190905-0089618 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Quitclaim deed from MWC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190905-0089619 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Quitclaim deed from Joyce Barnhill, a Tennessee resident of record in Instrument No. 20200424-0043375 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 24, 2020.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Quitclaim deed from Joyce Barnhill, a Tennessee resident of record in Instrument No. 20200424-0043376 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 24, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 102 Duke Street, Unit 2, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of December, 2022.

***102 Duke, LLC, a Tennessee Limited Liability Company***

By: _____
Frank E. Neal, IV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Authorized Agent, 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 102 Duke, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of December, 2022.

_____
Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 30, 2022 (date of document).

Affiant Signature

December 30, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023