THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343907**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,710,180 00 Affiant Subscribed and sworn to before me, this 31st day of March, 2023 Notary Public My Commission Expires

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 987511 DEEDWARR
04/03/2023 11 01 08 AM 2 pgs
Fees $13 00 Taxes $6,327 67

20230403-0023840

WARRANTY DEED

Address New Owner· Oliver and Laura Lubin 2015 Living Trust 123 Clarendon Avenue Nashville, TN 37205	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 116 10 0 017 00

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, **LauriLo, LLC - Clarendon Series, a Nevada Series Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oliver Joseph Harris Lubin and Laura Mallory Hancock Lubin, Trustees of the Oliver and Laura Lubin 2015 Living Trust**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Part of Lot No 28 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, Pages 57 and 58, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated March 23, 1929, of record in Plat Book 547, Page 195, as follows.

Beginning on the Southerly margin of Sutherland Avenue at the corner of Lots Nos 27 and 28, thence with the line between said two lots, Southwardly 190 feet, thence Westwardly 51 9 feet to a corner of the property conveyed to Johnson Bransford by deed from Bransford Realty Company, of record in Book 855, Page 60, said Register's Office, thence with said John Bransford's Northerly line, Northwestwardly 71.5 feet, more or less, to the Easterly margin of Clarendon Avenue, extended; thence Northwardly with the Easterly margin of same, on a curve to the left with a radius of 145 deg a distance of 53.7 feet; thence Northwardly 17 5 feet, thence on a curve to the right with a radius of 80 deg a distance of 113 2 feet to the Southerly margin of Sutherland Avenue, thence with same, Eastwardly 24 3 feet to the beginning.

Being the same property conveyed to LauriLo, LLC - Clarendon Series, a Nevada Series Limited Liability Company, by Warranty Deed from John William Chenault Sanders, Trustee of The Clarendon Trust dated March 5, 2019, of record in Instrument No 20210524-0069994, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on May 24, 2021

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Company's Berkeley Hills Subdivision, as recorded in Plat Book 547, Page(s) 57 and 58, as amended in Plat Book 547, Page 195

No coverage is provided as to the amount of acreage or square footage of the land

This is improved property located at 123 Clarendon Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2023

LauriLo, LLC - Clarendon Series

By: Jake E. Long, Manager

LauriLo, LLC - Clarendon Series

By: Jacqueline L. Long, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jake E Long and Jacqueline L. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managers of LauriLo, LLC - Clarendon Series, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity

Witness my hand, at office, this 31st day of March, 2023

Notary Public

My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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