WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-FSBO-23-3102

Karen Johnson Davidson County
Batch# 990975 DEEDWARR
04/12/2023 02 26 46 PM 2 pgs
Fees $13 00 Taxes $1,320 90

20230412-0026946

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
GITI3 Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**119-13-0-268 00**
447 N Robinwood Drive		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90049		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLARENCE R FREUDENTHAL, JR AND WIFE, BARBARA J. FREUDENTHAL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GITI3 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being all of Lot No 35 on the Map of H G McNabb's Subdivision of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof

Being the same property conveyed to Clarence R Freudenthal, Jr and wife, Barbara J Freudenthal by Warranty deed from David Arnold White and wife, Nancy Jane White of record in Book 10102, page 164 , Register's Office for Davidson County, Tennessee, dated June 18, 1996 and recorded on June 28, 1996, and as re-recorded in Book 10149, page 530 in the said Register's Office

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3102 Louise Dr, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 10th DAY OF APRIL, 2023

Clarence R Freudenthal, Jr
by Paul Hinman as Attorney-in-fact

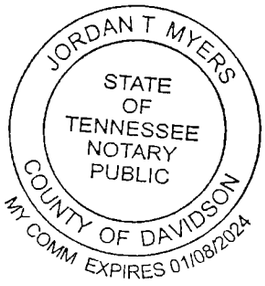
Barbara J Freudenthal
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLARENCE R FREUDENTHAL, JR AND BARBARA J FREUDENTHAL, and who acknowledged he/she/they executed the same as the free act and deed of the said CLARENCE R FREUDENTHAL, JR AND BARBARA J FREUDENTHAL

Witness my hand and official seal, this the 10th of April, 2023

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212