THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230444368** Karen Johnson Davidson County Batch# 1006333 DEEDWARR 05/23/2023 08:54:30 AM 3 pgs Fees: $18.00 Taxes: $7,585.00 20230523-0038630	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,050,000.00 Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires: 03/09/2027

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/9/2027

WARRANTY DEED

Address New Owner: Lawrenz Family Trust dated March 22, 2023 4202 Colorado Avenue Nashville TN 37209	Send Tax Bills To: Same as New Owner	Tax Information: Tax Parcel ID No. 103044B00100CO

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, **Tennessee2 GP, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrenz Family Trust dated March 22, 2023**, ("Grantees"), their successors, 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 Unit Nos. A and B, on the Plan of Homes at 4202 Colorado Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210917-0125089 and amendment No. 1, in Instrument No. 20211028-0144970, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tennessee2, GP, a Tennessee general partnership by Quitclaim Deed from ELB Properties, LLC, a Tennessee limited liability company, dated September 14, 2021 and recorded September 17, 2021 in Instrument No. 20210917-0125088, Register's Office of Davidson County, Tennessee.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5190, Page 794, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210917-0125089 and amendment No. 1 in Instrument No. 20211028-0144970, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Deed Waiving Condominium Regime for Colorado Condominiums of record in Instrument No. 20020102-0000171, recorded in Instrument No. 20050420-0043885, Register's Office of Davidson County, Tennessee.

This is improved property located at 4202 Colorado Avenue Nashville TN 37209

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 19th day of May, 2023.

Tennessee2 GP, a Tennessee general partnership

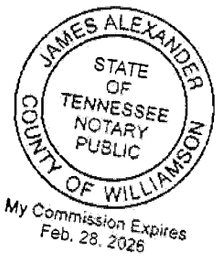
BY: _____
Mary Frances Evers, as Sole Member of ELP Properties, LLC,
which is a Partner of Tennessee2 GP

BY: _____
Thomas Brett, as Principal of Brett Design Build, PLC,
which is a Partner of Tennessee2GP

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Mary Frances Evers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of ELP Properties, LLC, which is a Partner of Tennessee2 GP, a Tennessee general partnership, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand and Seal this the 19th day of May, 2023.

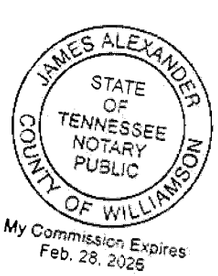


_____
Notary Public
My commission expires:

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Thomas Brett, 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 Principal of Brett Design Build, PLC, which is a Partner of Tennessee2 GP, a Tennessee general partnership, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 19th day of May, 2023.



_____
Notary Public
My commission expires:

After recording, return to:
Magnolia Title and Escrow, Inc,
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 19, 2023**.

Date

D Hardwick

Affiant Signature

May 23, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026