THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1016045 DEEDWARR
06/16/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230616-0046150

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
The LNR Living Trust 1403 Haysboro Avenue Nashville, TN 37216	Owner	061-04-0-099.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Good Neighbor Investments LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas Jay Randazzo and Laura Anne Randazzo, as Trustees of The LNR Living Trust dated December 17, 2019**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to- wit:

Being the southerly part of **Lot No. 3 of block "A" on the Plan of Hayesboro Subdivision** as shown on plat of record in Book 1130, page 47, Register's Office for Davidson County, Tennessee. Said part of No. 3 front 90 feet on the northerly side of Hayesboro Avenue and runs back 140.0 feet on the westerly line and 142.5 feet on the easterly line to a dead line in the rear which measures 90 feet thereon.

Being conveyed by Warranty Deed from Music City Holdings, LLC, to Good Neighbors Investments, LLC, of record on December 10, 2021, at Instrument No. 20211210-0164167, Davidson County Register of Deeds.

This is property commonly known as 1403 Haysboro Avenue, Nashville, TN 37216*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 the hands of the Grantor's authorized representatives, this 15TH day of June, 2023:

Good Neighbor Investments LLC,
a Tennessee Limited Liability Company

By: _____ **By:** _____

Name: Rob Foss **Name:** Tiffany Foss

Title: Member **Title:** Member

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rob Foss and Tiffany Foss**, 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 **Members** of **Good Neighbor Investments LLC, a Tennessee Limited Liability Company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Good Neighbor Investments LLC, a Tennessee Limited Liability Company** for the purposes therein contained.

Witness my hand and official seal on this the 15th day of June, 2023:

_____
NOTARY PUBLIC

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$650,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15 DAY OF **June, 2023:**

_____
Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 6-15-23 (date of document).

Date: 6-16-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 16th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026