STATE OF ~~TENNESSEE~~ Alaska
COUNTY OF ~~WILLIAMSON~~ Kenai Peninsula Borough
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,~~400,000~~ 00

Affiant

WARRANTY DEED

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of June, 2023

NOTARY PUBLIC
H. CHOW
STATE OF ALASKA
My Commission Expires April 07, 2025

(Affix Seal)

H. Chow
Notary Public

My Commission Expires April 07, 2025

2023-04-796

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~
Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-RDE-23-2713

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 1019491 DEEDWARR
06/27/2023 02 06 12 PM 2 pgs
Fees $13 00 Taxes $5,180 00

20230627-0048876

Address of New Owners	Send Tax Bills To	Tax ID#
Sound Talent Group, LLC 1870 Joe Crosson Dr Hangar 11 El Cajon, CA 92020	OWNER	Map/Parcel 118-07-0-041

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen Brush and Beth Brush, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Sound Talent Group, LLC, an Alaska Limited Liability Company**, hereinafter called the GRANTEE, its 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 Lot No 27 on the Plan of Lot No 27 on The Resubdivision part of Lots No. 27 & 28 Berrywood of record in Plat at Instrument No 20010604-0057583, 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 Stephen Brush and Beth Brush, husband and wife by Warranty deed from Adex Partners G P , a Tennessee General Partnership of record in Instrument No 20190409-0032081 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 09, 2019

This conveyance is subject to the following· Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 2713 Greystone Road, Nashville, TN 37204

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, its successors and assigns forever, and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said 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

Effective the _____ day of June, 2023

Stephen Brush

Beth Brush

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of June, 2023, before me personally appeared Stephen Brush and Beth Brush, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of June, 2023

Notary Signature
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025