THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record :** **First Title & Escrow Co., Inc.** **FTEC File No. 37788-07-2023**	STATE OF Tennessee COUNTY OF Shelby The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. X _____ Affiant Subscribed and sworn to before me this 11th day of September, 2023. _____ Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1049196 DEEDWARR
09/12/2023 01:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20230912-0071584

J. KEVIN FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-28-2024

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Fairmont Enterprises, LLC PO Box 34008 Memphis, TN 38184-0008	Fairmont Enterprises, LLC PO Box 34008 Memphis, TN 38184-0008	Map and Parcel No.: 04207005300

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, **Connemara South Properties, a Tennessee limited liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fairmont Enterprises, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 704 N Graycroft Ave, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of September, 2023.

Connemara South Properties, a Tennessee limited liability company

BY: _____
James T. Denton, Sole Member

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James T. Denton, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of Connemara South Properties, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7 day of September, 2023.

SEE ATTACHED
Notary Public

My Commission Expires:
02/10/2024

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Los Angeles

On 09/07/2023, before me, Alexander East, Notary Public, personally appeared

James T. Denton,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary Public

NRO1 ALEXANDER EAST COMM. #2321104 Notary Public - California Los Angeles County My Comm. Expires Feb. 10, 2024 NRO1

(Seal)

Title or Type of Document: Warranty Deed

Document Date: 09/07/2023 Number of Pages: 3

EXHIBIT "A"

Land in Davidson County, TN, being Lot No. 17, on the Plan of Section One, Morning View Subdivision, of record in Book 2133, Page 95, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Connemara Properties, LLC, a Tennessee limited liability company, by Warranty Deed from William M. Duta and Elvia P. Llangari De Duta, husband and wife, of record in Instrument No. 20081209-0118903, in the Register's Office of Davidson County, Tennessee, dated December 04, 2008 and recorded on December 09, 2008.

Being the same property conveyed to Connemara South Properties, a Tennessee Limited Liability Company, by Quitclaim Deed from Connemara Properties, LLC, a California Limited Liability Company, of record in Instrument No. 20181219-0123296, in the Register's Office of Davidson County, Tennessee, dated December 17, 2018 and recorded on December 19, 2018.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 04207005300.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Morning View Subdivision, as recorded in Plat Book 2133, Page(s) 95.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2276, Page 290 and Book 2280, Page 367.

Certificate of Authenticity

I, Tonya Loftin, 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

September 7, 2023

Date

Tonya Loftin

Affiant Signature

September 12, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)