This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22313-DJ

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1117176 DEEDWARR
04/02/2024 10:14:47 AM 3 pgs
Fees: $18.00 Taxes: $6,586.00
20240402-0022706

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,780,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1212 Taggartwood Dr Real Estate Trust 1212 Taggartwood Rd Brentwood, TN 37027	NBD New Owner	159-06-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1212 TAGGARTWOOD RE LLC, a California Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1212 Taggartwood Dr Real Estate Trust dated** March 20, 2024, hereinafter called the Grantee(s), its successors and assigns, a 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. 21, Taggartwood, according to survey and plat of same appearing of record in Book 4175, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to 1212 Taggartwood Dr RE, LLC, a California limited liability company by Warranty Deed from Gary C. Chierico, unmarried, dated February 14, 2023, recorded March 8, 2023, of record in Instrument No. 20230308-0016738, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Gary C. Chierico, an unmarried man by Warranty Deed from Timothy Mehta Rankin and Kanika Mehta Rankin, husband and wife, dated September 20, 2019, recorded October 2, 2019, of record in Instrument No. 20191002-0100392, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **1212 Taggartwood Road, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 29th day of March, 2024.

GRANTOR:

1212 TAGGARTWOOD RE LLC, a California Limited Liability Company
By: MEW Enterprises, LLC, a California Limited Liability Company, Its Member

By: _____
Shawn W. Keilty, Manager

By: _____
Cheryl-Ann Dacayo, Manager

A notary public or other officer completing this certificate verifies only the indemnity 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)
) ss.
County of Los Angeles)

On March 29, 2024 before me, MKNUTSON, a Notary Public, personally appeared SHAWN W. KEILTY and CHERYL-ANN DACAYO 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.

M. KNUTSON
COMM. # 2460700
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. SEP. 1, 2027

(seal)

_____
Notary Public

By: Foothill Renovators, a California Corporation, Its Member

By: _____
Samantha Jean Barlow, President & Chief Executive Officer

By: _____
Peyton Dee Stewart, Secretary & Director

A notary public or other officer completing this certificate verifies only the indemnity 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)
) ss.
County of LOS ANGELES)

On March 29, 2024 before me, CATHLEEN CLARK, a Notary Public, personally appeared SAMANTHA JEAN BARLOW AND PEYTON DEE STEWART 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.

CATHLEEN CLARK
Notary Public - California
San Bernardino County
Commission # 2437697
My Comm. Expires Mar 9, 2027

(seal)

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.

Cathleen Clark
NOTARY PUBLIC