8403

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1298262 DEEDWARRSP
07/16/2025 02:25:30 PM 8 pgs
Fees: $43.00 Taxes: $12,284.00
20250716-0056259

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
SERRA RENTALS, LLC 1813 Pace Haven Franklin, TN 37069	SERRA RENTALS, LLC 1813 Pace Haven Franklin, TN 37069	130 16 0 008.00

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Three Million Three Hundred Twenty Thousand and No/100 Dollars ($3,320,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of July, 2025.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC SHANNON PHILBIN COMMUNITY OF DAVIDSON

For and in consideration of the sum of Three Million Three Hundred Twenty Thousand and No/100 Dollars ($3,320,000.00), the receipt and sufficiency of which are hereby acknowledged, **LILLIAN ROE GILMER AND MARLA C. DOEHRING, CO-TRUSTEES OF THE JOHN H. ROE, JR. MARITAL SUPPORT TRUST and JANE B. ROE AND MARLA C. DOEHRING, CO-TRUSTEES OF THE JANE BUCHI ROE TRUST,** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SERRA RENTALS, LLC**, a California limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 4533 Alcott Drive, Nashville, Davidson County, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

NOTE: This property does not constitute the primary residence of the Grantee and is for investment purposes only.

Witness my hand this 10 day of July, 2025.

GRANTOR:

JOHN H. ROE, JR. MARITAL SUPPORT TRUST

Lillian Roe Gilmer, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared **Lillian Roe Gilmer** 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 **Co-Trustee** of the **John H. Roe, Jr. Marital Support Trust**, the within named bargainor, and that she as such **Co-Trustee** executed the foregoing instrument for the purposes therein contained, by signing her name as **Co-Trustee**.

Witness my hand and seal, this 10 day of July, 2025.

Notary Public

My Commission Expires:

1/24/2028

EMILY PRIAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Witness my hand this 10 day of July, 2025.

GRANTOR:

JOHN H. ROE, JR. MARITAL SUPPORT TRUST

Marla C. Doehring, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared **Marla C. Doehring** 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 **Co-Trustee** of the **John H. Roe, Jr. Marital Support Trust**, the within named bargainor, and that she as such **Co-Trustee** executed the foregoing instrument for the purposes therein contained, by signing her name as **Co-Trustee.**

Witness my hand and seal, this 10 day of July, 2025.

Notary Public

My Commission Expires:

1/24/2028

EMILY PRIAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Witness my hand this 10 day of July, 2025.

GRANTOR:

JANE BUCHI ROE TRUST

Jane B. Roe

Jane B. Roe, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared **Jane B. Roe** 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 **Co-Trustee** of the **Jane Buchi Roe Trust**, the within named bargainor, and that she as such **Co-Trustee** executed the foregoing instrument for the purposes therein contained, by signing her name as **Co-Trustee**.

Witness my hand and seal, this 10 day of July, 2025.

Notary Public

My Commission Expires:

1/24/2028

EMILY PRIAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Witness my hand this 10 day of July, 2025.

GRANTOR:

JANE BUCHI ROE TRUST

Marla C. Doehring, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared **Marla C. Doehring** 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 **Co-Trustee** of the **Jane Buchi Roe Trust**, the within named bargainor, and that she as such **Co-Trustee** executed the foregoing instrument for the purposes therein contained, by signing her name as **Co-Trustee**.

Witness my hand and seal, this 10 day of July, 2025.

Notary Public

My Commission Expires:

1/24/2028

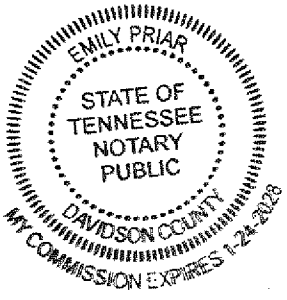


EXHIBIT A

PROPERTY DESCRIPTION

Land is Davidson County, Tennessee being Lot(s) 1, as shown on the map entitled Echo Hills, of record in Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the John H. Roe, Jr. Marital Support Trust by Quitclaim Deed from Jane Buchi Roe, Co-Trustee of the 4533 Alcott Trust, dated March 22, 2024, of record in Instrument No. 20240326-0020903, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Jane Buchi Roe Trust by Quitclaim Deed from Jane Buchi Roe, dated June 10, 2024, of record in Instrument No. 20240611-0043725, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantor by deed of even date being recorded in Instrument No. _____ Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Anthony N. Greco, 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 the 16 day of July, 2025

Anthony N. Greco, Affiant

July 16, 2025
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16 day of July, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid for the year 2025 and subsequent years.

2. Matters shown on the Plan of record in Book 1835, page 76, said Register's Office.

3. Restrictions as set out in the Warranty Deed of record in Book 1727, page 141, said Register's Office.