RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-30870-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313774 DEEDWARR
08/25/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250825-0067513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of Aug, 2025

NOTARY PUBLIC

My commission expires August 31, 2027

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LHG2020, LLC 4803 B Gallatin Rd Nashville TN 37216	Same address as new owner	117-02-0-026.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($ 520,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **West Coast Beach Rentals, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LHG2020, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 16A on the Plan of Revised Resubdivision of Part of Lot 16 of the Plan of Sharondale, of record in Book 5060, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to West Coast Beach Rentals, LLC, a Delaware limited liability company, from Eric Trenkmann, married, by Warranty Deed dated January 10, 2020 and recorded January 14, 2020 in Instrument #20200114-0004998, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2502C Sharondale Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22 day of August, 2025

GRANTOR(S)

West Coast Beach Rentals, LLC, a Delaware Limited Liability Company

By: Co-Trustee of the Talley Family Trust dated June 13, 2001, Member/Manager

Sandra Talley, Co- Trustee of the Talley Family Trust dated June 13, 2001, Member/Manager

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Sandra Talley, who , being by me duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who represented herself to be the Member/Manager of West Coast Beach Rentals, LLC, a Delaware limited liability company, and who further acknowledged that she executed the within instrument as said Member/Manager of West Coach Beach Rentals, LLC, for the purposes therein contained on behalf of West Coach Beach Rentals.

WITNESS my hand and seal, this the 22 day of August, 2025

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Certificate of Authenticity

I, Mandy Mayfield, 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

August 22, 2025.

Date

Mandy Mayfield

Affiant Signature

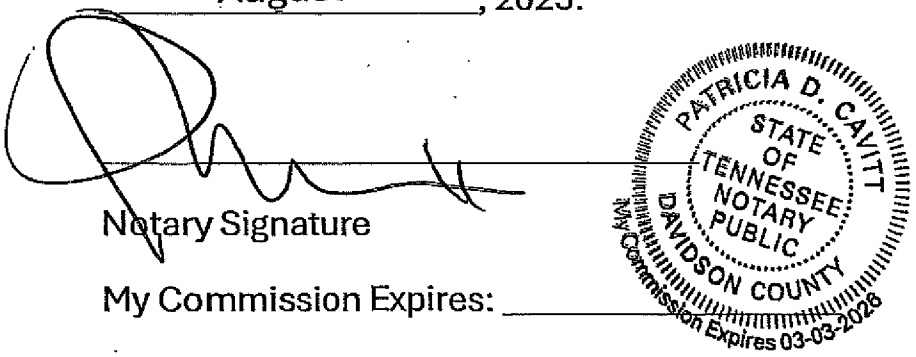
August 22, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of August, 2025.



Notary Signature

My Commission Expires: _____