Karen Johnson
Batch # 1382795
02/19/2026 10:54:21 AM
Fees: $13.00 Taxes: $736.30
Davidson County
DEEDWARR
2 pgs
20260219-0013242

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
True Vine Investors LLC **2049 Martins Bend Dr** **LaVergne, TN 37086**	**Rain City Capital** **12131 113th Ave NE #201** **Kirkland, WA 98034**	MAP **163** GROUP **14 0** PARCEL **026.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L&L TN R LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

True Vine Investors LLC, a Tennessee Limited Liability Company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 81, on the Plan of Revised, Section Eleven, Peppertree Forest, of record in Plat Book 8250, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to L&L TN R, LLC, by Substitute Trustee's Deed from McMichael Taylor Gray, LLC, as Substitute Trustee for Richard A. Northcutt, Trustee, dated January 15, 2026 and filed of record January 20, 2026 as Instrument No. 20260120-0004279, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Peppertree Forest, of record in Plat Book 8250, page 118, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 8678, page 514, said Register's Office.
4. Storm Water Detention Agreement of record as Book 8030, page 331, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **4680 Chuntney Dr, Antioch, Tennessee 37013.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said True Vine Investors LLC, a Tennessee Limited Liability Company and True Vine Investors LLC, a Tennessee Limited Liability Company, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is

lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, their heirs 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.

WITNESS our hands this the 18th day of February 2026.

L&L TN R LLC, a Wyoming Limited Liability Company

By: Les Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Managing Member** of **L&L TN R LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 18th day of February 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $199,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of February 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY