Karen Johnson Davidson County
Batch# 1408350 DEEDWARRSP
04/20/2026 11:28:30 AM 11 pgs
Fees: $58.00 Taxes: $13,875.00
20260420-0032183

**This instrument prepared by:**
Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, TN 37203

## SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| Ozzimo Family Trust<br>Attn: Paul Ozzimo and Julie Ozzimo<br>319 Inwood Way<br>Franklin, TN 37069 | New Owner | 116 13 0 130.00<br><br>116 13 0 158.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Laurilo, LLC – Belle Parke Series,** a Nevada series limited liability company ("Belle Parke I"), and **Laurilo, LLC – Belle Parke II Series,** a Nevada series limited liability company ("Belle Parke II"; Belle Parke I and Belle Parke II being hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto the **Ozzimo Family Trust** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is the same real estate conveyed to the Grantor by Quitclaim Deed recorded as Instrument No. 20220914-0102518, in the Register's Office of Davidson County, Tennessee, dated September 13, 2022 and recorded September 14, 2022.

This is the same property conveyed to Grantor by Warranty Deed from Frank R. Freemon and wife, Linda Freemon, of record in Instrument No. 20210105-0001351, in the Register's Office of Davidson County, Tennessee, dated January 4, 2021 and recorded January 5, 2021.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jake Long, the Manager of Laurilo, LLC – Belle Parke Series, a Nevada series limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of Laurilo, LLC – Belle Parke Series, a Nevada series limited liability company, and that he, as such Manager, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 17th day of April, 2026.

My Commission Expires:

_____

Notary Public

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jacqueline Laurian Long, the Manager of Laurilo, LLC – Belle Parke Series, a Nevada series limited liability company, the within-named Grantor, 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 Manager of Laurilo, LLC – Belle Parke Series, a Nevada series limited liability company, and that she, as such Manager, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 17th day of April, 2026.

My Commission Expires:

_____

Notary Public

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of April, 2026.

**GRANTOR:**

**LAURILO, LLC – BELLE PARKE SERIES,**
a Nevada series limited liability company

By: _____
Name: Jake Long
Its: Manager

By: _____
Name: Jacqueline Laurian Long
Its: Manager

IN WITNESS WIIEREOF, the Grantor has caused this instrument to be executed on this 17th day of April, 2026.

**GRANTOR:**

**LAURILO, LLC – BELLE PARKE II SERIES,**
a Nevada series limited liability company

By: _____
Name: Jake Long
Its: Manager

By: _____
Name: Jacqueline Laurian Long
Its: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jake Long, the Manager of Laurilo, LLC – Belle Parke II Series, a Nevada series limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of Laurilo, LLC – Belle Parke II Series, a Nevada series limited liability company, and that he, as such Manager, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 17th day of April, 2026.

My Commission Expires:

Notary Public

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jacqueline Laurian Long, the Manager of Laurilo, LLC – Belle Parke II Series, a Nevada series limited liability company, the within-named Grantor, 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 Manager of Laurilo, LLC – Belle Parke II Series, a Nevada series limited liability company, and that she, as such Manager, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 17th day of April, 2026.

My Commission Expires:

Notary Public

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

**EXHIBIT "A"**
**LEGAL DESCRIPTION OF THE PROPERTY**

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots No. 38, 39, 40, 41, 42, and 43, The Courts of Bellemeade, of record in Book 5800, Page 367, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laurilo, LLC – Belle Parke II Series, a Nevada series limited liability company, from Laurilo, LLC – Belle Parke Series, a Nevada series limited liability company, by quitclaim deed dated September 13, 2022, recorded September 14, 2022, in Instrument Number 20220914-0102518, said Register's Office.

Being the same property conveyed to Laurilo, LLC – Belle Parke Series, a Nevada series limited liability company, from Frank R. Freemon and wife, Linda Freemon, by Warranty Deed dated December 29, 2020, and recorded December 31, 2020 in Instrument Number 20201231-0155094, said Register's Office.

Being a part of the same property conveyed to Frank R. Freemon and wife, Linda Freemon, by Warranty Deed from Keith E. Blaydes, Unmarried, of record in Instrument No. 20010301-0019229, in the Register's Office of Davidson County, Tennessee, dated February 27, 2001, and recorded on March 1, 2001.

PARCEL TWO:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots No. 38, 39, 40, 41, 42, and 43, The Courts of Bellemeade, of record in Book 5800, Page 367, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Laurilo, LLC – Belle Parke Series, a Nevada series limited liability company, from Frank R. Freemon and wife, Linda Freemon, by Warranty Deed dated January 4, 2021, and recorded January 5, 2021 in Instrument Number 20210105-0001351, said Register's Office.

Being part of the same property conveyed to Frank R. Freemon and wife, Linda Freemon by Warranty Deed from Keith E. Blaydes, unmarried, of record in Instrument No. 20010301-0019229, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Leake Avenue, Nashville, TN 37205.

**EXHIBIT "B"**
**PERMITTED EXCEPTIONS**

1. All existing easements and all matters shown on plat of record in Book 5800, Page 367, in the Register's Office of Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, and Restrictions set forth in Resolution of record in Book 2753, Page 398, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenant, condition, or restriction violates 42 USC 3604(c).

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

4. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

5. Taxes and assessments for the year 2026, not yet due and payable, and subsequent years.

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,750,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 17th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 17, 26 (date of document).

Jennifer Pennell

April 20, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 20, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal