19-1-688

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 334211 DEEDWARR
12/26/2019 08:46:04 AM 2 pgs
Fees: $13.00 Taxes: $658.60

20191226-0132788

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of December, 2019 by and between Kathryn R. Edge, hereinafter referred to as GRANTOR, and 3L Investments, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville , County of Davidson, State of Tennessee, more particularly described as follows:

Unit No. 57, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et,seq., as ameneded Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Kathryn R. Edge, unmarried, by Warranty Deed from United Residuals, Limited, a Tennessee Limited Partnership dated July 29, 1988, recorded August 3, 1988 of record in Book 7617, page 934 in Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 21 Vaughns Gap Rd Unit #57, Nashville , TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kathryn R Edge
Kathryn R. Edge

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Kathryn R. Edge, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23 day of December, 2019.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
3L Investments, LLC
133 Holiday Court, Ste 207
Franklin, TN 37067

Send Tax Statements to:
3L Investments, LLC
133 Holiday Court, Ste 207
Franklin, TN 37067

Map & Parcel: 129150A05700CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $178,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of December, 2019.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

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