Karen Johnson Davidson County
Batch# 405398 DEEDWARR
05/22/2020 03:03:30 PM 2 pgs
Fees: $13.00 Taxes: $995.30
20200522-0053628

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Leanna McKee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF MAY, 2020.

C. Allen
Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: LJS Properties, LLC	SEND TAX BILLS TO: Owner at owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
202 Ivy Drive	address	131050A12800CO
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Arianne Welch, Trustee of the W.O. & R.M. Pearman Living Trust dated August 29, 2019** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LJS Properties, LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, Being Unit No. 128 on the Plan of JEFFERSON SQUARE, SECTION ONE, a condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Tennessee, as shown of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Arianne Welch, Trustee of the W.O. & R.M. Pearman Living Trust dated August 29, 2019 by virtue of that certain General Warranty Deed dated August 29, 2019, and being of record at Instrument No. 20190918-0094823, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 128 Jefferson Square Nashville, TN 37215
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this ~~20th~~ 13 day of May, 2020.

Arianne Welch, Trustee of the W.O. & R.M. Pearman Living Trust dated August 29, 2019

Arianne Welch, Trustee
By Arianne Welch, Trustee

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Arianne Welch, Trustee of the W.O. & R.M. Pearman Living Trust dated August 29, 2019**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this ~~20th~~ 13th day of May, 2020.

Notary Public

My Commission Expires: 2-18-2024

ALICIA M. SLAY
Notary Public, State of Texas
Comm. Expires 02-18-2024
Notary ID 10430642

Certificate of Authenticity

I, Venikka Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021