Karen Johnson Davidson County
Batch# 411164 DEEDWARR
06/08/2020 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20200608-0058307

WARRANTY DEED

33491

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Katherine Asbury Lohr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29TH DAY OF MAY, 2020.

Notary Public

My Commission Expires: 5/2/22 (AFFIX SEAL)

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Katherine Asbury Lohr & Larkin Arthur Lohr	SAME ADDRESS AS NEW OWNER	115-15-0-024.00
(NAME) 6229 Bresslyn Road	(NAME)	
(ADDRESS) Nolensville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SCA 33 Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Asbury Lohr & Larkin Arthur Lohr, wife and husband**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 127 on the West Meade Farms, Inc., Section F, of record in Book 1835, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 127 fronts 122.0 feet on the southerly side of Bresslyn Road and extends back 337.5 feet on the easterly line and 337.8 feet on the westerly line, to a line in the rear which measures 122.00 feet thereon.

BEING the same property conveyed to SCA 33 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from KEVIN ROME AND STEFANIE ROME, HUSBAND AND WIFE, of record in Instrument No. 20181031-0107929, Register's Office for Davidson County, Tennessee, dated and recorded on October 31, 2018.

THIS conveyance is subject to and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6229 Bresslyn Road, Nashville, TN, 372055.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors and assigns, forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their successors 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 WHEREOF, its hand, this 29th day of May, 2020.

SCA 33 Properties, LLC,
a Tennessee limited liability company

BY: _____
Stephen C. Asbury

ITS: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stephen C. Asbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Member of **SCA 33 Properties, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2020.

My Commission Expires: 5/2/22

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

Peter Weiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for this county and state Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 05, 2020