Karen Johnson Davidson County
Batch# 531011 DEEDWARR
12/11/2020 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20201211-0145425

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2020.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-10972

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Riley Burton (NAME)	New Owner (NAME)	131-05-0A-128.00-C
128 Jefferson Square (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **LJS Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Riley Burton, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR 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, amended in Book 4872, Page 675, 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 LJS Properties, LLC, a Tennessee Limited Liability Company by Deed dated May 13, 2020, recorded May 22, 2020, in Instrument Number 20200522-0053628, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, Page 122 amended in Book 4872, Page 675, Register's Office for Davidson County, Tennessee.
2. Master Deed and Amendments of record in Book 4731, Page 332; Book 5826, Page 693; Book 8550, Page 3; Instrument 20051027-0130020; and Instrument 20100503-0033416, Register's Office for said County.
3. ByLaws and Amendments of record in Book 4731, Page 341; Book 5676, Page 31; Book 5700, Page 719; Book 8036, Page 54; Book 8057, Page 179; Book 8231, Page 418; Bo ok 8550, Page 973; Bo ok 9276, Page 249; and Book 10355, Page 306, Register's Office for said County.

4. Charter of Homeowners Association and Amendments of record in Book 8485, Page 642; Book 8556, Page 701; Instrument 20000209-0013274 and Instrument 2000209-0013275, Register's Office for said County.
5. Overhead Line Easement of record in Instrument 20020122-0008268, Register's Office for said County.
6. Temporary Construction Easement of record in Instrument 20090511-0043056, Register's Office for said County.
7. Easement to Comcast of Nashville I, LLC of record in Instrument 20130517-0050158, Register's Office for said County.
8. Boundary Plat of record in Book 4460, Page 198, Register's Office for said County.
9. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
10. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, page 12 and corrected in Book 4872, page 675, Register's Office for said County.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 128 Jefferson Square, Nashville, TN 37215.

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. Whenever 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/our hand(s) this 4th day of December, 2020.

LJS Properties, LLC, a Tennessee Limited Liability Company

By: Leanna McKee
Leanna McKee, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Leanna McKee, Chief Manager of LJS Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of December, 2020.

Notary Public

My Commission Expires: 3/21/2022

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY