Return to:
[illegible] Title and Escrow, LLC
[illegible]212 21st Avenue South
[illegible]shville, TN 37212
[illegible] 1SB-KL[illegible]21-1022

Karen Johnson Davidson County
Batch# 588461 DEEDWARR
03/10/2021 08:20:47 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50
20210310-0031127

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3701

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of February, 2021

Notary Public

Commission Expires: _____

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Lovitz 1022 Sharpe Avenue Nashville, TN 37206	New Owner	083-01-0-143-00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

LV Homes, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel H. Lovitz, an unmarried man

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 in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 17 in the W. H. Hyronemus' Addition to Nashville, Tennessee as of record in Book 161, page 174, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the South side of Sharpe Avenue or Street and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Bentley Investments, LLC by Warranty deed from William R. Stinson, Jr. and Brina J. Stinson of record in Instrument No. 20060405-0038762 Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded on April 05, 2006. (Value of consideration shown in aforementioned deed $110,000.00.)

Being the same property conveyed to Kimball L. Lowder and Cheryl Roxanne Lowder, husband and wife by Warranty deed from Bentley Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20190912-0092207 Register's Office for Davidson County, Tennessee, dated September 10, 2019 and recorded on September 12, 2019.

Being the same property conveyed to LV Homes, LLC, a Tennessee limited liability company by QuitClaim deed from Kimball L. Lowder and Cheryl Roxanne Lowder, husband and wife of record in Instrument No. 20190918-0094432 Register's Office for Davidson County, Tennessee, dated September 10, 2019 and recorded on September 18, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1022 Sharpe Avenue, Nashville, TN 37206

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 so 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.

Dated this the 25th day of February, 2021.

LV Homes, LLC, a Tennessee Limited Liability Company

By: _____
Kimball L. Lowder, Member

By: _____
Cheryl Roxanne Lowder, Member

STATE OF Florida
COUNTY OF St Johns

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kimball L. Lowder and Cheryl Roxanne Lowder** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Members** of **LV Homes, LLC, a Tennessee Limited Liability Company**, and that they as such being so authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Ponte Vedra Beach (city), FL (state) this 25th day of February, 2021.

_____
Notary Public
My Commission Expires: 3/2023

(Notary Seal)

DENESE JOHNSON
Notary Public - State of Florida
Commission # GG 308152
My Comm. Expires Mar 5, 2023
Bonded through National Notary Assn.