Name and Address of New Owner:
Brian Layton
618 Hamilton Ave
Nashville TN 37203

Send Tax Bills To:
Newowner

Karen Johnson Davidson County
Batch# 650563 DEEDWARR
06/07/2021 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $3,607.50
20210607-0076045

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 131-09-0-015.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa C. Szentes, Executrix of Estate of Shaun J. Carrigan**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LH2 Investments, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Stanford Criswell's Revision of Westwood of record in Plat Book 974, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shaun J. Carrigan and Dixie L. Pepper by Warranty Deed from Phillip Brodnax, III, Trustee, with full power to sell, mortgage and otherwise encumber without joinder of any beneficiary, of record in Instrument No. 20001117-0114037 Register's Office for Davidson County, Tennessee, dated November 09, 2000 and recorded on November 17, 2000.

Being the same property conveyed to Shaun J. Carrigan, by Quitclaim Deed from Dixie Pepper Carrigan f/n/a Dixie L. Pepper, of record in Instrument No. 20150511-0042778 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 11, 2015. The said Shaun J. Carrigan died testate on January 8, 2021. The Last Will and Testament of Shaun Jay Carrigan (A/K/A Shaun J. Carrigan) stated the subject property was to be administered as part of the probate estate subject to the control of the Executor for purposes of administration, as authorized by Tenn. Code Ann. Section 31-2-103. In Probate

Case No. 21P292, Circuit Court of Davidson County, Tennessee (Probate Division) Letters Testamentary were issued to Lisa C. Szentes as Executrix of the Estate of Shaun Jay Carrigan. By Court Order for Sale of Real Property, the Court found that the Executrix had the authority to sell the subject real property.

Being also known as 5133 Stanford Drive, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of June, 2021.

Estate of Shaun J. Carrigan

By: _____
Lisa C. Szentes, Executrix

State of Idaho
County of Ada

Before me, Kelly S. Wright of the state and county mentioned, personally appeared Lisa C. Szentes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theExecutrix of Estate of Shaun J. Carrigan, the within named bargainor, an Estate, and that as such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executrix.

Witness my hand, at office, this 1st day of June, 2021.

Kelly S. Wright
Notary's Signature
My commission expires: 05-06-2025

KELLY S WRIGHT
Notary Public - State of Idaho
Commission Number 20190914
My Commission Expires May 6, 2025

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $975,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kirsten Virden
(Affiant)

Sworn to and subscribed before me this
1st day of June, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My commission expires: 5/2/22
File No. 2021-1645

# True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

