WARRANTY DEED

VICTORIA V. BUCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

T-SB-P-21-1714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 679193 **DEEDWARR**
07/19/2021 11:15:21 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20210719-0096436

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Edward Robert Gould and Scott Lee Collins	**Truist Bank, a Corp**	
(NAME)	(NAME)	
1714 5th Ave	**P.O Box 79041**	**082-05-0-036.00 and 082-05-0-035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Baltimore, MD 21279-0041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAKEHOUSE PROPERTIES-GERMANTOWN 1714, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Edward Robert Gould, unmarried, as to an undivided 70% interest, and Scott Lee Collins, unmarried, as to an undivided 30% interest, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of D. T. McGavock Addition of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of D. T. McGavock Addition of record in Plat Book 21, Page 7, 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 Lakehouse Properties-Germantown 1714, LLC, a Tennessee limited liability company by Warranty Deed from Karen L. Karan and Mark S. Karan of record in Instrument No. 20160506-0044968, Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 06, 2016. (As to Lots 79 and 80)

Being the same property conveyed to Lisa A. Wilson, a married woman by Quitclaim Deed from Lakehouse Properties-Germantown 1714, LLC, a Tennessee limited liability company, of record in Instrument No. 20190312-0022690 Register's, Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 12, 2019. (As to Lot 79)

Being the same property conveyed to Lakehouse Properties-Germantown 1714, LLC, a Tennessee limited liability company, by Quitclaim Deed from Lisa A. Wilson, Married of record in Instrument No. 20190603-0052192, Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 03, 2019. (As to Lot 79)

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number

20181002-0097882 (as to Lot 79), in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1714 5th Ave, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs 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 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/our hand(s) this the 15th DAY OF JULY, 2021.

Lakehouse Properties- Germantown 1714, LLC, a Tennessee limited liability company

BY: Brian Mitchell
Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRIAN MITCHELL, 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 the AUTHORIZED AGENT of LAKEHOUSE PROPERTIES- GERMANTOWN 1714, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15th of July, 2021.

Kate Nyquist
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212