Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidsor County
Batch# 682606 **DEEDWARR**
07/23/2021 10:58:20 AM 2 pgs
Fees: $13.00 Taxes: $2,779.07

20210723-0099085

File No. BC-21-284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $751,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Joseph Lapinski and Lindsay Ann Lapinski	New Owner	
(NAME)	(NAME)	
2206 Porter Road		072-15-2F-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LLM Holdings, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Ann Lapinski and Michael Joseph Lapinski, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Porter Road Commons, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200612-0060410 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Patsy M. Collins, a single person by Warranty deed from Isham E. Smith and wife, Nelle R. Smith of record in Book 7085, page 231, Register's Office for Davidson County, Tennessee, dated December 11, 1986 and recorded on December 30, 1986.

Being a portion of the same property conveyed to LLM Holdings, LLC, a Tennessee limited liability company by Warranty deed from Patsy Collins, a single person of record in Instrument No. 20200130-0010920 Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on January 30, 2020.

This is property more commonly known as 2206 Porter Road, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 21st day of July, 2021.

LLM Holdings, LLC, a Limited Liability Company

By: _____
Ryan Lux, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth G. Cooper of the state and county mentioned, personally appeared Ryan Lux, 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 Authorized Agent of LLM Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Lux as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 21st day of July, 2021.

_____
Notary Signature

My commission expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026