Karen Johnson Davidson County
Batch# 715389 DEEDWARR
09/14/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210914-0123026

Warranty Deed

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of September, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Susannah E. Rote	Cardinal Financial Company DBA Peoples Home Equity	071-15-0P-001.00-CO
1218A Stockell Street	3701 Arco Corporate Drive #200	
Nashville, TN 37207	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSANNAH E. ROTE, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: SR in MP as ATF

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Home at 1218 Stockell, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Home at 1218 Stockell, of record in Instrument No. 20200417-0040488, 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 James Barret by Warranty deed from Carroll D. Davis and wife, Mary Lou Davis of record in Instrument No. 20130506-0045194 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on May 06, 2013.

Being a portion of the same property conveyed to 1218 Stockell LLC, a Tennessee limited liability company by Quitclaim deed from James Barret of record in Instrument No. 20130506-0045196 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on May 06, 2013.

Being a portion of the same property conveyed to ADS of S Florida, LLC by Quitclaim deed from 1218 Stockell LLC, a Tennessee limited liability company of record in Instrument No. 20170216-0015907 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 16, 2017.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC by Warranty deed from Advent Capital Partners, LLC of record in Instrument No. 20200417-0040487 Register's Office for Davidson County, Tennessee, dated April 15, 200 and recorded on April 17, 2020 and Corrected on June 08, 2020 in Instrument No. 20200608-0058547.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1218A Stockell Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of September, 2021.

LS-TG Home Fund, LLC, a Delaware Limited Liability Company

By: _____
Brett Henry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Henry, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of LS-TG Home Fund, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of September, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/10/2024 (date ~~of document~~).

Affiant Signature

09/10/2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of September, 2024.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025