Karen Johnson Davidson County
Batch# 715958 DEEDWARR
09/15/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20210915-0123699

Warranty Deed

MEGAN DUPRIEST TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson ND The actual consideration or value, whichever is greater, for this transfer is $695,000.00. Affiant Subscribed and sworn to before me, this the 10th day of September, 2021. Notary Public My commission expires:

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:
Michael Harris	New Owner	090 16 0 313.00
419 B American Road		
Nashville, TN 37209		

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 **MICHAEL HARRIS, A SINGLE MAN**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 419 American Drive, a Horizontal property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 419 American Drive, a Horizontal Property Regime, of record in Instrument Number. 20200915-0105027, in Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Robert Kincaid by Warranty Deed from Gary Wayne Drumright, married, and Vicki Lynn Mundy, married, and Robert A. Drumright, married, of record in Instrument No. 20180824-0083861, in the Register's Office of Davidson County, Tennessee, dated August 22, 2018 and recorded on August 24, 2018.

Being part of the same property conveyed to LS-TG Home Fund, LLC, a Delaware Limited Liability Company, by Warranty Deed from Robert Kincaid, of record in Instrument No. 20200825-0095949, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on August 25, 2020.

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 419 B American Road, Nashville, TN 37209, 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 10th day of September, 2021.

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

By: _____
Frank E. Neal, IV, Vice President

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 Frank E. Neal, IV, Vice President, 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 Vice President 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 10th day of September, 2021.

_____
Notary Public

My Commission Expires: _____

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/10/21.

Affiant Signature

9/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/13/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON