Karen Johnson Davidson County
Batch# 731448 DEEDWARR
10/07/2021 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $2,007.25
20211007-0134957

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is
$542,500.00

Affiant

Subscribed and sworn to before me this
5th day of October, 2021.

Notary Public
My Commission Expires: 5.5.2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

**GENERAL WARRANTY DEED**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | TAX PARCEL NO. |
|---|---|---|
| Lefkovitz and Lefkovitz, PLLC<br>908 Harpeth Valley Place<br>Nashville, TN 37221 | New Owner | Map/Parcel No.<br>127-16-0-035.00 |

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Margie Marie Yuchnitz, unmarried, (hereinafter the **"GRANTOR"**), has bargained and sold, and by these presents does hereby transfer and convey unto: Lefkovitz and Lefkovitz, PLLC, a Tennessee professional limited liability company (hereinafter the **"GRANTEE"**), that certain tract or parcel of land located in Davidson County, Tennessee, as described as follows:

Land in Davidson County, Tennessee, being Lot 10, as shown on the map entitled Final Plat of Harpeth Valley Office Park, a Planned Unit Development, of record in Plat Book 11700, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Margie Marie Yuchnitz, unmarried, by deed from French River Development Company, L.L.C., a Tennessee limited liability company of record in Instrument No. 20000331-0032346, dated March 29, 2000, said Register's Office.FW-7620 Register's Office for Shelby County, Tennessee.

This is improved property known as 908 Harpeth Valley Place, Nashville, Tennessee.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out, but is subject to those matters of record which are described on Exhibit A, attached hereto and incorporated herein by reference; and Grantor

does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 4th day of October, 2021.

GRANTOR:

Margie Marie Yuchnitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Margie Marie Yuchnitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, as the within bargainor, has executed the foregoing instrument for the purposes therein contained and has full authority to execute this instrument.

Witness my hand and official seal this 4th day of October, 2021.

Notary Public

My Commission Expires: May 5, 2025

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 5, 2025

## EXHIBIT A

1) Matters shown on the Plan of record in Plat Book 11700, page 9, Register's Office for Davidson County, Tennessee.

2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 11651, page 501, said Register's Office.

# True Copy Certification

I, Heather A. Derrick, 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 October 5, 2021.

Affiant Signature

Date: October 5, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

