THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937632** Karen Johnson Davidson County Batch# 746908 **DEEDWARR** 10/29/2021 11:19:24 AM 2 pgs Fees: $13.00 Taxes: $2,297.70 20211029-0145527	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $621,000.00. Affiant Subscribed and sworn to before me, this 27th day of October, 2021. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Kelly R. Luna and Gustavo E. Luna 6220 Robertson Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 09 1E 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Neighborhood Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly R. Luna and Gustavo E. Luna, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6220 Robertson Road Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6220 Robertson Road Commons, a Horizontal Property Regime, of record in Instrument No. 20201124-0138082, in the 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 Neighborhood Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sandra Langhans, an unmarried woman, of record in Instrument No. 20200731-0084438, in the Register's Office of Davidson County, Tennessee, dated July 30, 2020 and recorded on July 31, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B.F. Cockrills Farm, as recorded in Plat Book 161, Page(s) 134 and 135.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201124-0138082.

This is improved property located at 6220 Robertson Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2021.

Neighborhood Holdings, LLC

By: Justin Leach, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Justin Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Neighborhood Holdings, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 27th day of October, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022