Name and Address of New Owner:
Luke William LePage
6109A New York Avenue
Nashville, TN 37209

Send Tax Bills To:
Luke William LePage
same

Karen Johnson Davidson County
Batch# 747213 DEEDWARR
11/01/2021 10:04:02 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20211101-0145872

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091 02 1C 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Littlejohn and Brittany Littlejohn, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Luke William LePage, unmarried** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A OF 6109 NEW YORK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 6109 NEW YORK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20150421-0035323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 6109 NEW YORK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20150421-0035323, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THROUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Being the same property conveyed to William Littlejohn and Brittany Mathews, husband and wife by Warranty Deed from Courtney K. Grissom and Andrew C. Grissom, wife and husband of record as Instrument No. 20201026-0124010 in the Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on October 26, 2020.

Being the same property conveyed to Courtney K. Grissom and Andrew C. Grissom, wife and husband, by Warranty Deed from Parthenon Real Estate LLC, a Tennessee limited liability company, recorded on May 7, 2018, of record in Instrument No. 20180507-0043217, Register's Office for Davidson County, TN.

For Information Only: Being Parcel No. 091 02 1C 001.00
Being also known as 6109A New York Avenue, Nashville, TN 37209

Brittany Littlejohn is one in the same as Brittany Matthews.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2021.

William Littlejohn
by Brittany Littlejohn
Attorney in Fact (SEAL)
William Littlejohn, by Brittany Littlejohn as Attorney in Fact

Brittany Littlejohn (SEAL)
Brittany ~~Littlejohn~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2021, before me personally appeared Brittany Littlejohn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2021.

Notary Signature
My commission expires: 11-8-22

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brittany Littlejohn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for William Littlejohn the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of William Littlejohn, by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2021

Notary Signature
My commission expires: 11-8-22

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of October, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires: 1/6/25
File No. 2021-3637