Karen Johnson Davidson County
Batch# 768564 DEEDWARR
12/06/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20211206-0161540

Name and Address of New Owner:
Lauren Gordon
6102A New York Ave
Nashville, TN 37209
Send Tax Bills To:
Lauren Gordon
6102A New York Ave.
Nashville, TN 37209
This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091022V00100CO

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, **6100 New York LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Gordon, unmarried** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit A of 6102 New York Avenue, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 6102 New York Avenue of record in Instrument No. 20191022-0108303, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 6102 New York Avenue, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20191022-0108303, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.
Being a part of the same property conveyed to 6100 New York LLC, a Tennessee limited liability company, by Warranty Deed from LMI Development Group, LLC, a Tennessee limited liability company, recorded on October 22, 2019, of record in Instrument No. 20191022-0108302, Register's Office for Davidson County, TN.

Being a part of the same property conveyed to LMI Development Group, LLC by Warranty Deed from Rise Development, LLC, recorded on June 28, 2019, of record in Instrument No. 20190628-0062980, as corrected in Instrument No. 20191016-0105832, Register's Office for Davidson County, TN.

This is improved property known as 6102 A New York Ave., Nashville, TN 37209.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Any governmental zoning and subdivision ordinances or regulations in effect thereon.
All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.
The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 November, 2021.

6100 New York, LLC, a Tennessee limited liability company

By: Jason Lincoln, Registered Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jason Lincoln, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 6100 New York, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 6100 New York, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 29th day of November, 2021.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature

Printed Name: NIRAJ VANMALI

My commission expires: 3-8-22

AFFIDAVIT OF VALUE

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 $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3-8-22

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 11/29/2021.

Jennifer A Hoffman
Affiant
Date: 12/1/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 1st day of December, 2021.

Allison M. Noble
Notary Public

My Commission Expires: _____

