Karen Johnson Davidson County
Batch# 782412 DEEDWARR
12/30/2021 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $884.30
20211230-0172055

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17 day of December, 2021 by and between 3L Investments, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Bird Dog Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Unit No. 57, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et,seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to 3L Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Kathryn R. Edge, dated December 23, 2019, recorded December 26, 2019, of record in Instrument No. 20191226-0132788, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 21 Vaughns Gap Road Apt 57, Nashville , TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

3L Investments, LLC, a Tennessee limited liability company

By: _____
Jeff Luker, Member

By: _____
Terry Luker, Member

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Jeff Luker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **3 L Investments, LLC**, the within named bargainor, a limited liability company, and that he as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Member**.

Witness my hand and seal, at office in Franklin, TN this the 17 day of December, 2021.

Susan Harville

Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Terry Luker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **3 L Investments, LLC**, the within named bargainor, a limited liability company, and that he as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Member**.

Witness my hand and seal, at office in Franklin, TN, this the 17 day of December, 2021.

Susan Harville

Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Bird Dog Properties, LLC
P.O. Box 719
Fairview, TN 37062

Send Tax Statements to:

New owner

Map & Parcel: 129150A05700CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Dickson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $239,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sherry D. Sikes

Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of December, 2021.

Notary Public

My Commission Expires:

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
21-1-826

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 December 17th 2021.

Affiant Signature

12/23/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/21.

Notary Public

My Commission Expires: 5-22-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON