WARRANTY DEED

Karen Johnson Davidson County
Batch# 783400 DEEDWARR
01/03/2022 03:22:30 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20220103-0000756

JM-RMX-21-1709-1711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

CARRIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lighthouse Plaza Corporation	~~NEW OWNER~~ (C) Linda Baker and	
(NAME) **1709 and 1711 Ridley Boulevard**	(NAME) Russell Baker 26 Conscience Circle	**105-10-0E-001.00-CO AND 105-10-0E-002.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Setauket, NY 11733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. DAVIS, TRUSTEE OF THE DAVIS LIVING TRUST DATED AUGUST 19, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIGHTHOUSE PLAZA CORPORATION, A NEW YORK CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A and B of 1709 Ridley Blvd. Town Homes a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 1709 Ridley Blvd. Town Homes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20140414 0031189, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John M. Davis, Trustee and Tara A. Davis, Trustee, of the Davis Living Trust dated August 19, 2013 by warranty deed from Reed R. Working, and wife, Vicki L. Working, Trustees U/A/D May 13, 1998 of the Working Joint Revocable Living Trust Agreement of record in Instrument No. 20131121-0120099 Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on November 21, 2013.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 57, Page 94 and 95, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140414-0031189, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140730-0067731, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1709 and 1711 Ridley Boulevard, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th DAY OF DECEMBER, 2021.

The Davis Living Trust dated August 19, 2013

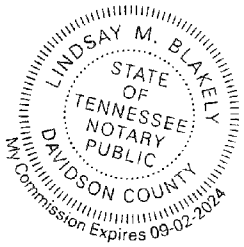
BY:_____
John M. Davis
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. DAVIS, TRUSTEE of THE DAVIS LIVING TRUST DATED AUGUST 19, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 20, 2021.

_____
Signature
December 20, 2021
State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 20, 2021.

_____
Notary's Signature

My Commission Expires: 4-13-25

