WARRANTY DEED

Karen Johnson Davidson County
Batch# 784874 DEEDWARR
01/05/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220105-0001925

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

K. GLUBA
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
LMS Homes, LLC	NEW OWNER	08307021200 (Parent)
(NAME)	(NAME)	
681 Legends Crest Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Blake Realty Investments, LLC, an Indiana Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LMS Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain parcels of land located in Davidson County, State of Tennessee, described as follows:

Being Units A & B of the Homes at 922 Riverside Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit B-1 and being Unit B of the Homes at 922 Riverside Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit B-2 in Instrument No. 20211101-0146166, of the Master Deed for Declaration of Covenants, Conditions, and Restrictions for Homes at 922 Riverside Drive, a Horizontal Property Regime with Private Elements, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Blake Realty Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ricardo Michel, dated April 10, 2017, filed of record on April 17, 2017, of record in Instrument No. 201704170037143, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced HPR.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 922 Riverside Drive, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 24 day of December, 2021

Blake Realty Investments, LLC
an Indiana Limited Liability Company

BY: _____
Baird A. Blake, Operating Manager

STATE OF ~~TENNESSEE~~ North Carolina

COUNTY OF Henderson

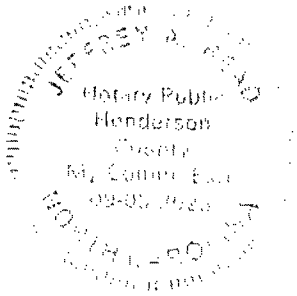
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Baird A. Blake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Operating Manager, and is authorized to execute the instrument on behalf of Blake Realty Investments, LLC, the within named bargainor, and that he/she as such Operating Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Operating Manager.

Witness my hand and official seal, this the 24 day of December, 2021.

_____
Notary Public

My Commission Expires: 9/3/23

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 24, 2021**.

Date

Tonya Loftin

Affiant Signature

December 30, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of December, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)