WARRANTY DEED

Karen Johnson Davidson County
Batch# 785045 DEEDWARR
01/05/2022 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.53
20220105-0002159

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,953.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Guardian Holdings, KY, LLC	SEND TAX BILLS TO: Guardian Holdings, KY, LLC	MAP-PARCEL NUMBERS
(NAME) PO Box 390	(NAME) PO Box 390	
(ADDRESS) Benton, KY 42025	(ADDRESS) Benton, KY 42025	072063500100CO, 072063500300CO, 072063500200CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SOUTHGATE DEVELOPMENT LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guardian Holdings, KY, LLC, a Kentucky Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units "A, B and C" Homes at 1057 E. Trinity Lane, a Horizontal Property regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 1057 E Trinity Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211029-0145450, 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 Homes at 1507 E Trinity Lane, a Horizontal Property Regime with Private Elements contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211029-0145450, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Southgate Development, LLC, by virtue of that certain Warranty Deed dated June 24, 2021, and being of record at Instrument No. 20210625-0086788, in the amount of $270,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 1057 E Trinity Lane Nashville, TN 37216 (Units A, B, and C)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of December, 2021.

Southgate Development, LLC

Member

By: Blake Lea, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Blake Lea , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged . . . to be Member: _ of **Southgate Development, LLC** the within named bargainer, and that . as such Member , executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by as Member

WITNESS my hand and official seal at office this 30th day of December, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 12/30/21.

Affiant Signature

12/30/21
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22

202201050002159