BOX 10-A

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36841-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $699,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2022. Notary Public My Commission Expires:

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 3-8-2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner: Jared Picchiottino, Corina Picchiottino 5615 B Tennessee Avenue Nashville, TN 37209	**Send Tax Bills To:** **SAME**	**Tax Information:** Map and Parcel No.: 091064M00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L & S Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jared Picchiottino and Corina Picchiottino, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5615 B Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 798890 **DEEDWARR**
02/02/2022 11:03:08 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30

20220202-0012237

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2022.

L & S Development, LLC

BY: _____ Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of L & S Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2022.

_____
Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5615 B, together with the appurtenant interest in the common elements of 5615 Tennessee Avenue Commons, a horizontal property regime with private elements established by Declaration in Instrument No. 20190304-0019775, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 2 on the Resubdivision of Lots 1522, and 124, Block 202 of The Map of Extension of Plan No. 1, West Nashville to the Morrow Road, of record in Instrument No. 20160204-0010787, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by deed dated February 10, 2016 from Elevate Land Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20160211-0013256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20160204-0010787, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 57, Page 173, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and Bylaws) for 5615 Tennessee Avenue Commons, of record in Instrument No. 20190304-0019755, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easement retained by Metropolitan Government for Nashville and Davidson County, Tennessee, pursuant to Ordinance No. 77-601 as described of record in Book 5699, page 576, Register's Office for Davidson County, Tennessee.