WARRANTY DEED

Karen Johnson Davidson County
Batch# 812268 DEEDWARR
02/28/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,215.30
20220228-0022240

2021-408

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of January, 2022.

(Affix Seal) Notary Public
My Commission Expires:

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
LMS Homes, LLC 681 Legends Crest Drive Franklin, TN 37069	NEW OWNER	105.04-0-139.00

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, I/we, **1257 John St, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **LMS Homes, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 34 and the southerly part of Lot No. 33 on the Map of Trimble's Addition, as of record in Book 57, Page 53, Register's Office of Davidson County, Tennessee.

SAID lot and part of lot adjoin and front together 75 feet of the westerly side of John Street and run back between parallel lines 150 feet to an alley.

Also, a strip of land Twenty-Five feet in depth off the easterly end of Lot No. 34 and the southerly part of Lot. No 33 on the Map of Trimble's Addition, as of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee.

SAID strip of land fronts 75 feet on the West side of John Street and extends back between parallel lines 25 feet to a dead line.

ALSO, being the North 1/2 of Lot No. 33 in Trimble's Addition to Nashville, as recorded in Book 57, Page 53, Register's Office for Davidson County, Tennessee.

Said northern 1/2 of Lot. No 33 fronts 25 feet on the West side of John Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to 1257 John St LLC, a Tennessee limited liability company by Warranty Deed from Cream City Development, LLC, a Tennessee limited liability company, dated August 3, 2021, and recorded August 8, 2021, Instrument No. 202108100107634, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 1257 John Street, Nashville, TN 37210.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 12th day of January, 2022

1257 John St, LLC, a Tennessee limited liability company
By: Adam Lynn, Manager

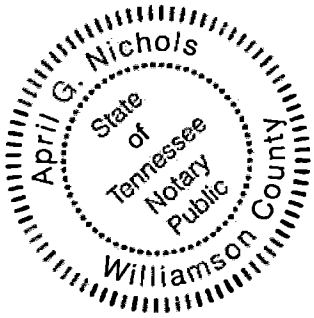
1257 John St, LLC, a Tennessee limited liability company
By: Michael Serposs, Manager

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared **Adam Lynn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager(or other officer authorized to execute the instrument) of **1257 John St, LLC, a Tennessee limited liability company** the within named bargainor, a limited liability company, and that such manager or officer as such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Manager.

Witness my hand and seal this 12th day of January, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

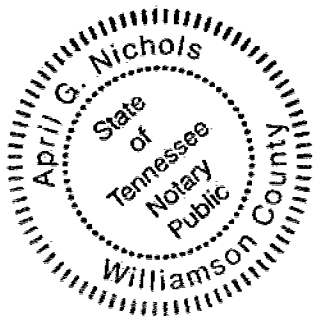


State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared **Michael Serposs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager(or other officer authorized to execute the instrument) of **1257 John St, LLC, a Tennessee limited liability company** the within named bargainor, a limited liability company, and that such manager or officer as such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Manager.

Witness my hand and seal this 12th day of January, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023



Certificate of Authenticity

I, **Doné Oglesby**, 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 **January 12, 2022**.

Date

Affiant Signature

02/07/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **7th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202202280022240