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. 36865-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me this 4th day of March, 2022. Notary Public My Commission Expires: 3/25/23

STATE OF TENNESSEE NOTARY PUBLIC — NANCY L. SCHNEIDER — COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kendall Seering, Cheryl Seering 5617A Tennessee Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 091064M00300

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 **Kendall Seering, unmarried woman and Cheryl H. Seering, unmarried woman as joint tenants with rights of survivorship** ("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 5617A 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 Grantee, its successors, 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# 821388 DEEDWARR
03/14/2022 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20220314-0029387

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of March, 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 4th day of March, 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"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 5617A of 5615 Tennessee Avenue Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5615 Tennessee Avenue Commons, a Horizontal Property Regime, of record in Instrument No. 20190304-0019775, in the Register's office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20220304-0025016, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, as corrected; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20160928-0102107, in the Register's Office of Davidson County, Tennessee, dated September 26, 2016 and recorded on September 28, 2016.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by Warranty Deed from Elevate Land Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20160211-0013256, in the Register's Office of Davidson County, Tennessee, dated February 10, 2016 and recorded on February 11, 2016.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Extension of Plan No. 1, West Nashville to the Morrow Road, as recorded in Plat Book 57, Page(s) 173.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 1522 and 1524, Block 202 of the Map of Extension of Plan No. 1, West Nashville to the Morrow Road, as recorded in Instrument No. 20160204-0010787.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190304-0019775.
5. Easement recorded in Book 5699, Page 576.

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, do hereby make oath that I am a licensed attorney and/or 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 March 4th, 2022.

Rachel Minton
Affiant
Date: March 7th, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of March, 2022.

Notary Public

My Commission Expires:
3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON