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. 36912-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $701,500.00. Affiant Subscribed and sworn to before me this 18th day of March, 2022. Notary Public My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Francesca Winkler 5617B Tennessee Avenue Nashville, TN 37209	**Send Tax Bills To:** Evansville Teachers Federal 4401 Theater Dr. Evansville IN 47715	**Tax Information:** Map and Parcel No.: 091 06 4M 004.00

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 **Francesca Winkler, an unmarried woman** ("Grantee"), her 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 5617B Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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, her 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# 829268 DEEDWARR
03/28/2022 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $2,595.55
20220328-0035072

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th 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 18th day of March, 2022.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 5617B 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 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, Register's Office for Davidson County, Tennessee .

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, Register's Office for Davidson County, Tennessee .

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190304-0019775, Register's Office for Davidson County, Tennessee.

5. Easement recorded in Book 5699, Page 576, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to any party walls located on the subject property.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 18, 2022.

J. Carlton Drumwright

March 18, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 18, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY