This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16622-AP

Karen Johnson Davidson County
Batch# 849035 DEEDWARR
05/02/2022 11:33:00 AM 2 pgs
Fees: $13.00 Taxes: $9,453.50
20220502-0050635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,555,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Howard J. & Angela M. Doherty Revocable Family Trust	New Owner	104-16-0-239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **LH2 Investments LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Howard Joseph Doherty, III and Angela Marie Doherty, Co-Trustees of the Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022,** hereinafter called the Grantee(s), 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 the westerly one-half of Lot 223, as shown on the map entitled Belmont Land Company's Plan of Lots, called "Belmont Heights", of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot 223 fronts 50 feet on the southerly side of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to LH2 Investments by Warranty Deed from Sharon Woodard Safer, married, dated July 24, 2020, recorded July 29, 2020, of record in Instrument No. 20200729-0083649, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1903 Beechwood Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2022.

GRANTOR:

LH2 Investments LLC,
a Tennessee Limited Liability Company

By: _____
Brian Layton, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Layton, Authorized Representative the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of LH2 Investments LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2022.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM