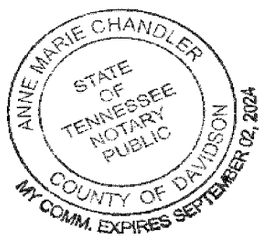
Karen Johnson Davidson County
Batch# 852730 DEEDWARR
05/09/2022 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20220509-0053050

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $825.000.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2022. Notary Public My commission expires: 09/02/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
L&R Harris Investments, LLC	New Owner(s)	084-16-0-190.00
2805 Lincoya Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER CONNERTH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L&R HARRIS INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY**, 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:

Three tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being Lot No. 62 on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for said County. Said Lot No. 62 fronts 220 feet on the Southwesterly side of Lincoya Drive and runs back 172.2 feet on the Northwesterly line and 234 feet on the South-easterly line, to a dead line in the rear, measuring 228 feet thereon.

TRACT NO. 2: Land lying and being in the Third Civil District of Davidson County, Tennessee, and described according to an unrecorded survey dated September 14, 1951, by J. R. Wauford & Company, Engineers: Beginning at a concrete monument, being a common corner between Lots 62 and 63 of Lincoya Hills, Book 1835, Page 91, Register's Office, Davidson County, Tennessee; thence South 45 degrees 52 minutes West 104.0 feet with the subdivision boundary to a power pole; thence North 55 degrees 41 minutes West 131.0 feet with the subdivision boundary to the common corner of Lots 63 and 64; thence Southerly with the projection of the common line of Lots 63 and 64 for 143.1 feet to an iron pin; thence South 47 degrees 04 minutes East 60.9 feet; thence South 41 degrees 00 minutes East 100.0 feet to an iron pin; thence Northerly with the projection of the common line between Lots 62 and 63 for 266.8 feet to the point of beginning and containing 0.562 acres, more or less.

TRACT NO. 3: Land lying and being in the Third Civil District of Davidson County, Tennessee, and described according to an unrecorded survey dated September 14, 1957, by J. R. Wauford & Company, Engineers: Beginning at a concrete monument, being the common corner between Lots 62 and 63 of Lincoya Hills Book 1835, Page 91, Register's Office for Davidson County, Tennessee; thence Southerly with a projection of the common line of said lots 266.8 feet to an iron pin; thence South 41 degrees 00 minutes East 246.3 feet to a concrete monument; thence North 46 degrees 42 minutes East 250.75 feet to an iron pin in the Southerly boundary of Lot 61 of Lincoya Hills; thence North 44 degrees 07 minutes West 320.65 feet to the point of beginning and containing 1.733 acres, more or less.

Being the same property conveyed to Kenneth M. Malone and wife, Corena J. Malone by Installment Deed from R. L. Freeman, Trustee of record in Book 4623, page 444, Register's Office for Davidson County, Tennessee, dated July 22, 1972 and recorded on July 31, 1972 and Deed of Correction recorded on September 08, 1972, in Book 4635, Page 663.

Being the same property conveyed to Peter Connerth, a single man by Warranty deed from Kenneth M. Malone and wife, Corena J. Malone of record in Instrument No. 20210212-0020246 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 12, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2805 Lincoya Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2022.

Peter Connerth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Connerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/2/2022 ____ (date of document).

Affiant Signature

05/2/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025