Karen Johnson Davidson County
Batch# 857675 DEEDWARR
05/18/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20220518-0057481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-1-2023 (AFFIX SEAL)

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

G-VRES-22-249

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lasalle Properties, LLC	New Owner	
(NAME)	(NAME)	**103-12-0-088.00**
249 Lauderdale Road	4410 Forsythe Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RITA M. PIRKL AND MAEVE E. MCCONVILLE, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LASALLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Easterly 45 feet front and 64 feet rear of Lot No. 25 and all of Lot No.26 of Block "I" on the Plan of Cherokee Park, Second Section of record in Plat Book 547, Page 175 - 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 25 and all of Lot No. 26 front together 105 feet on the Northerly side of Lauderdale Road and run back 135.05 feet on the Easterly line and 128.25 feet on the Westerly line to a dead line measuring 129 feet thereon.

Being the same property conveyed to Martin Bubis and wife, Jayne Bubis by Warranty deed from Philip Martindale and wife, Jill Martindale of record in Instrument No. 20050915-0111082 Register's Office for Davidson County, Tennessee, dated September 13, 2005 and recorded on September 15, 2005.

Being the same property conveyed to Rita M. Pirkl and Maeve E. Mcconville, a married couple by Warranty deed from Martin Bubis and Jayne Bubis, Husband and wife of record in Instrument No. 20210903-0118973 Register's Office for Davidson County, Tennessee, dated August 30, 2021 and recorded on September 03, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 175 and 176, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 819, Page 120, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20000531-0054011, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **249 Lauderdale Road, Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF MAY, 2022.

Rita M. Pirkl

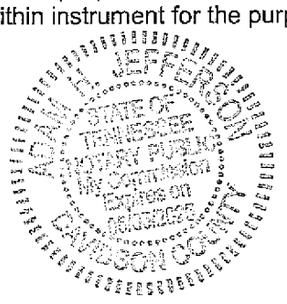
Maeve E. McConville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

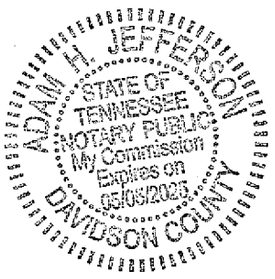


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/11/22

GEORGE E. MUDTER, JR.
Dated 5/11/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/11/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

