Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-CRE-22-3013

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17430-MC

Karen Johnson Davidson County
Batch# 865699 DEEDWARR
06/01/2022 02:04:30 PM 2 pgs
Fees: $13.00 Taxes: $1,465.20

20220601-0063347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of May, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Max Sternlicht 3013 Lyndale Drive Nashville, TN 37207	New Owner	060-07-0-020.00

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, **Southeast Investment Capital Group LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Max Sternlicht, a single man**, 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 Lot No. 26 on the Plan of Section Six, Hillhurst Acres of record in Plat Book 2854, Page 62, 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 Lot No. 26 fronts 87 feet on the Northerly side of Lyndale Drive and runs back 204.5 feet on the Easterly Line and 226.6 Feet on the Westerly Line to a dead line in the rear on which it measures 106.1 feet.

Being the same property conveyed to Southeast Investment Capital Group LLC, a Delaware Limited Liability Company by Warranty deed from Gemini Cabral-Jeronimo f/k/a Gemini Cabral, an unmarried woman of record in Instrument No. 20220324-0033928 Register's Office for Davidson County, Tennessee, dated March 04, 2022 and recorded on March 24, 2022.

This is ☒ improved or ☐ unimproved property located at: **3013 Lyndale Drive, Nashville, TN 37207**

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 26th day of May, 2022.

GRANTOR:

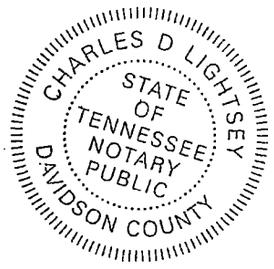
Southeast Investment Capital Group LLC, a Delaware Limited Liability Company

By: _____
Amani M. Kelly, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Amani M. Kelly, Sole Member** 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 Sole Member of Southeast Investment Capital Group 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 26th day of May, 2022.



_____
Notary Public
My Commission expires: 3/7/26