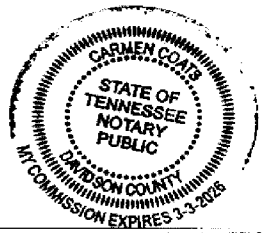
Karen Johnson Davidson County
Batch# 871427 DEEDWARR
06/14/2022 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20220614-0067741

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $860,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2022.

Carmen Coats
Notary Public

My commission expires:

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:
Amanda Marie Paschal Aneesh Saxena	Gardner Financial Services LTD dba Legacy Mutual Mortgage	150-07-2P-002.00CO
422 B Moore Avenue	3503 Paesanos Parkway	
Nashville, TN 37203	San Antonio, TX 78231	

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, **L&H DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA MARIE PASCHAL AND ANEESH SAXENA, A MARRIED COUPLE**, 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 Unit B, on the Plan of 422 Moore Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 422 Moore Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210601-0073412, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the property conveyed to Jay H. Morrow and wife, Debra A. Morrow by Deed from Katherine Reynolds, now Helton, of record in Book 4578, Page 72, Register's Office for Davidson County, Tennessee, dated February 18, 1972 and recorded on February 22, 1972.

Being a portion of the same property conveyed to Debra A. Morrow by Quitclaim Deed from Jay H. Morrow of record in Book 8273, Page 842 Register's Office for Davidson County, Tennessee, dated January 03, 1991 and recorded on January 09, 1991.

Being a portion of the same property conveyed to L&H Development Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Debra A. Morrow of record in Instrument No. 20210601-0073411, Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 01, 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 422 B Moore Avenue, Nashville, TN 37203, 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 6th day of June, 2022.

L&H Development Group, LLC, a Tennessee Limited Liability Company

By: _____
William P. Holloway, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William P. Holloway, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of L&H Development Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 06/08/2022 ____ (date of document).

Affiant Signature

06/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of June, 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