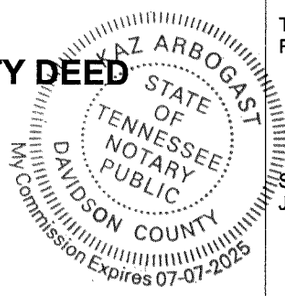
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Megan Paulos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LR-AR-22-2620

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robyn Goldberg Plotitsa and Larry Felix Plotitsa	New Owner	
(NAME)	(NAME)	**119-11-0-100.00**
209 South Kingsley Drive		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90004		
(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, **LOEWEN PRIDE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBYN GOLDBERG PLOTITSA AND LARRY FELIX PLOTITSA, WIFE AND HUSBAND,** 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 Lot No. 43 on the Plan of Laurel Acres, Section One of record in Plat Book 2133, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loewen Pride Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Sandra D. Madewell, single of record in Instrument No. 20210827-0115940 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 27, 2021.

This conveyance is subject to:

- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 48, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2150, Page 53, 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: **2620 Malden Drive, Nashville, Tennessee 37210**.

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.

Karen Johnson Davidson County
Batch# 874906 DEEDWARR
06/21/2022 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220621-0070466

Witness my/our hand(s) this the 13th DAY OF JUNE, 2022.

Loewen Pride Properties, LLC

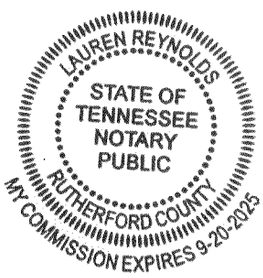
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LOEWEN PRIDE PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of June, 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, **Kaz Arbogast,** 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 this the 13th day of June, 2022.

Affiant Signature
Date 06/13/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3.7.23

