Karen Johnson Davidson County
Batch# 877843 DEEDWARR
06/24/2022 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220624-0072764

Warranty Deed

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2022. Notary Public My commission expires: 3/6/24

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:
Joshua Kramer Tyler Seeley Patrick Cornely	Primary Res. Mtg. Inc	105-07-2P-001.00-CO
422 A Moore Avenue	1480 N. 2200 West	
Nashville, TN 37203	Salt Lake City, UT 84116	

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 **JOSHUA KRAMER, A SINGLE MAN, TYLER SEELEY, A SINGLE MAN, AND PATRICK CORNELY**, 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 422 Moore Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210601-0073412, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 422 Moore Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210601-0073412, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jay H. Morrow and Debra Fay Morrow, Partners by Warranty deed from Michael N. Rogers and wife, Deborah L. Rogers of record in Book 7939, page 397, Register's Office for Davidson County, Tennessee, dated September 14, 1989 and recorded on September 15, 1989.

Being the same property conveyed to Barbara M. Campbell Trustee by Quitclaim Deed Debra Fay Morrow, Jay H. Morrow and Debra Fay Morrow, Partners, of record in Book 8273, page 844, Register's Office for Davidson County, Tennessee, dated January 03, 1991, and recorded on January 03, 1991, and within the same deed the said Barbara M. Campbell, Trustee conveyed his interest in the subject property to Debra Fay Morrow.

Being the same property conveyed to L & H Development Group, LLC, a Tennessee limited liability company by Warranty deed from Debra A. Morrow, unmarried 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 A 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 15th 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 15th 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, Trudy Milliken, 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 6/15/2022 (date of document).

Affiant Signature

6-21-22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY