

Karen Johnson Davidson County
Batch# 887110 DEEDWARR
07/11/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20220711-0079471

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

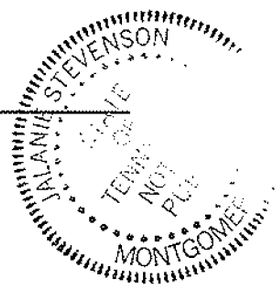
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 **DAY OF ~~JULY~~,** June **2022.**

Notary Public

MY COMMISSION EXPIRES: 11-12-2025

(AFFIX SEAL)



06-NSH22-04450

Address of New Owner:	Send Tax Bills to:	Tax Information:
InspiCare Homes, LLC 4235 Hillsboro Pike Ste 300 Nashville, TN 37215	NEW OWNER	108-08-0-202.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LSM Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **InspiCare Homes, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 28 on the Plan of Zone Lot Division - Lots 22 through 28 and 68 through 73, East Lake Subdivision, Section Three of record in Book 5800, Page 151, 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 northerly one-half of Lot No. 28 is further identified as tax parcel 202 , fronting 60 feet on the easterly right-of-way of Lakeford Drive as per Plat. Said Plat is an amendment of East Lake Subdivision, Section 3, as of record in Book 5200, Page 342, said Register's Office as it pertains to Lots 22 through 28 and Lots 68 through 73 thereon.

Being the same property conveyed to LSM Properties, LLC by Warranty Deed from Mark Melman and Pamela G. Melman of record in Instrument No. 20170809-0081579 Register's Office for Davidson County, Tennessee, dated August 07, 2017 and recorded on August 09, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3204 Lakeford Dr, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30 day of June, 2022

LSM Properties, LLC, a Tennessee limited liability Company

BY: Linda Kaplan
Linda Kaplan, Member

STATE OF GEORGIA

COUNTY OF DeKalb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Linda Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of LSM Properties, LLC, a Tennessee limited liability company, and that she is authorized by LSM Properties, LLC, a Tennessee limited liability company to execute this instrument on its behalf as such Member.

Witness my hand and seal, this 30 day of June, 2022.

Notary Public

My Commission Expires: 01/26/2025

OFFICIAL SEAL
JAMES B SUBER
NOTARY PUBLIC – GEORGIA
COBB COUNTY
My Commission Expires Jan. 26, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/22.

Affiant Signature

7/8/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON