Name and Address of New Owner:
LV Properties by ANG, LLC
228 King Davids Ct.
Franklin TN 37067

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
186-04-0A-141-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alex Gelfand and Lisa Gelfand, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **LV Properties by ANG, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot No. 269, Final Plat, Burkitt Place, Phase 2G, according to survey and plat of same appearing of record in Instrument No. 20070514-0057216 & Instrument No. 20070628-0077531, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
>
> Being the same property conveyed to Lisa Gelfand and Alex Gelfand, wife and husband, by Warranty Deed from Breann Nicole Milbert Jackson and James Whitney Jackson, husband and wife, of record in Instrument No. 20150916-0093926, in the Register's Office of Davidson County, Tennessee, dated September 10, 2015, and recorded on September 16, 2015.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7628 Kemberton Drive East, Nolensville, TN 37135

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, its heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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# 911203 DEEDWARR
09/01/2022 08:50:41 AM 2 pgs
Fees: $13.00 Taxes: $1,927.70
20220901-0098483

WITNESS our hand this 30 day of August, 2022.

Alex Gelfand

Lisa Gelfand

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson (KC)

On this 30 day of August, 2022, before me personally appeared Alex Gelfand and Lisa Gelfand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 30 day of August, 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $521,000.00.

Affiant Signature

Subscribed and sown to before me, this the 30 day of August, 2022.

Notary Public
My Commission Expires: 1/26/25

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025