Karen Johnson Davidson County
Batch# 912651 DEEDWARR
09/06/2022 10:02:08 AM 3 pgs
Fees: $18.00 Taxes: $633.07
20220906-0099683

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$171,100.00

Mohammad Islam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 150
Mohammad Amirul Islam **108 Cambridge Close** **Antioch, TN 37013**	**SAME AS OWNER**	GROUP 05 0 PARCEL 325.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

L&L TN R, LLC, a Wyoming limited liability company
And
Dan Heichelbech

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mohammad Amirul Islam

Hereinafter called the grantees, 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 Lot No. 2A on the Zone Lot Division of Lots 1 and 2, Cherry Hills Section 12, as of record in said Register's Office, to which plans are hereby referenced for a more complete and accurate description thereof.

Being the same property conveyed to Dan Heichelbech by Substitute Trustee's Deed from MCC TN, LLC, as Substitute Trustee, for John O. Rhea, Trustee, dated April 7, 2011 and filed of record April 14, 2011 in instrument No. 20110414-0028859, Register's Office for Davidson County, Tennessee. (for value or consideration of $23,505.00) Further conveyed by Quitclaim Deed to Dan Heichelbech 50% undivided interest & Entrust Tennessee fbo Les Lazarus IRA 50% undivided interest, dated April 4, 2011 and filed of record December 9, 2011 in Instrument No. 20111209-0096183, said Register's Office. And further conveyed by Quitclaim Deed to L&L TN, LLC Luann Series, a Wyoming limited liability company, (50% undivided interest) from IRA Innovations, LLC (formerly known as Entrust Tennessee) fbo Les lazarus IRA (50% undivided interest), dated November 4, 2019 and filed of record November 12, 2019 in Instument No. 20191112-0116279, said Register's Office. And further conveyed by Quitclaim Deed to L&L TN R, LLC, a Wyoming limited liability company from L&L TN, LLC Luann Series, a Wyoming limited liability company (50% undivided interest), dated May 9, 2022 and filed of record May 13, 2022 in Instrument No. 20220513-0055503, said Register's Office.

Being the same property conveyed to Dan Heichelbech, by Substitute Trustees Deed from MCC TN LLC, as Substitute Trustee dated April 7, 2011, and filed on April 14, 2011, in Instrument No. 20110414-0028859, and further being conveyed to Dan Heichelbech 50% undivided interest and Entrust Tennessee fbo Les Lazarus IRA 50% undivided interest, dated April 4, 2011 and filed on December 9, 2011, in Instrument No. 20111209---96183, and further being conveyed from IRA Innovations, LLC (formerly known as Entrust Tennessee) fbo Les Lazarus IRA 50% undivided interest to L&L TN, LLC, Luann Series, a Wyoming limited liability company, dated November 4, 2019, and filed on November 12, 2019, in Instrument No. 20191112-0116279 and further being conveyed from L&L TN, LLC Luann Series, a Wyoming limited liability company 50% undivided interest to L&L TN R, LLC, a Wyoming limited liability company dated May 9, 2022, and filed on May 13, 2022, in Instrument No. 20220513-0055503, in the said Davidson County Tennessee Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any

homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **711 Luann Court, Antioch, Tennessee 37013.**

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.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 and official seal at office this 26th day of August, 2022.

Dan Heichelbech

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, L&L TN R, LLC, a Wyoming limited liability company with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2022.

NOTARY PUBLIC

My Commission Expires January 23, 2023

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

L&L TN R, LLC, a Wyoming limited liability company

By: Les Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **L&L TN R, LLC, a Wyoming limited liability company,** the within named bargainor, Les Lazarus, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Wyoming limited liability company,** as such Managing Member.

WITNESS my hand and official seal at office this 26th day of August 2022.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027