Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-PG-22-932

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 915854 DEEDWARR 09/13/2022 10:21:05 AM 2 pgs Fees: $13.00 Taxes: $3,311.50 20220913-0102068	STATE OF TENNESSEE) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: ~~$900,000.00~~ $895,000.00 Affiant Subscribed and sworn to before me, this 8 day of September 2022. Notary Public My Commission Expires:

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: St. Joseph Properties, LLC 1007 Southside Court Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Parcel ID No. 105-02-0-513.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LF FARMS, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ST. JOESPH PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat, New Hope Subdivision of record in Plat Book 6900, Page 996, 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 Alecia L. Hyde, Unmarried by Warranty deed from Nashville Resources Foundation, Inc of record in Book 8514, page 680, Register's Office for Davidson County, Tennessee, dated December 23, 1991 and recorded on December 26, 1991. (Value or consideration shown in aforementioned deed $48,200.00.)

Being the same property conveyed to LF Farm, LLC, a Tennessee Limited Liability Company by Warranty deed from Alecia L. Hyde, of record in Instrument No. 20211116-0152466 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 16, 2021. (Value of consideration shown in aforementioned deed $750,000.00.)

This is improved property commonly known as: **932 Archer St. Nashville, TN 37203**

This conveyance is subject to all easements and restrictions of record, the lien for

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September 2022.

LF FARMS, LLC

FRANKLIN PARGH, AUTHORIZED REPRESENTATIVE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **FRANKLIN PARGH,** 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 REPRESENTATIVE** of **LF FARMS, LLC**, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8th day of September 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2023

Notary Public

My commission expires