Karen Johnson Davidson County
Batch# 921873 DEEDWARR
09/27/2022 09:59:16 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20220927-0106774

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of September, 2022. Notary Public My commission expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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:
Bertram A. Tisch Caitlin Tisch	NEW OWNER	105-06-0S-003.00-CO
834 B W Argyle Avenue		
Nashville, TN 37203		

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, **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERTRAM A. TISCH AND CAITLIN TISCH, HUSBAND AND WIFE**, 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 834-B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 832/834 W Argyle Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20201104-0129008, Amended and Restated in Instrument No. 20210709-0092746, 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 Homes at 832/834 W Argyle 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. 20201104-0129008, Amended and Restated in Instrument No. 20210709-0092746, 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 a portion of the same property conveyed to Thomas W. Claybrooks, a married person, and Rita Ann Claybrooks and Marilyn Elaine Claybrooks, both unmarried, with right of survivorship by Warranty deed from Harry E. Margrave and wife, Katherine H. Margrave and Tim N. Taylor of record in Book 7296, page 383 Register's Office for Davidson County , Tennessee, dated July 09, 1987 and recorded on July 14, 1987.

Being a portion of the same property conveyed to Thomas W. Claybrooks, married by Quitclaim deed from Rita Ann Claybrooks, unmarried and Marilyn Elaine Claybrooks, unmarried of record in Instrument No. 20200617-0062473 Register's Office for Davidson County, Tennessee, dated June 08, 2020 and recorded on June 17, 2020.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC, a Delaware Limited Liability Company by Warranty deed from Thomas W. Claybrooks, an unmarried man of record in Instrument No. 20200803-0085403 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 03, 2020.

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 834 B W Argyle 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 23rd day of September, 2022.

LS-TG Home Fund, LLC , a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of LS-TG Home Fund, LLC , a Delaware Limited Liability Company, and that he, 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 23rd day of September, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025