(2)

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 954436 DEEDWARRSP
12/22/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20221222-0132098

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$450,000.00.~~ $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

JENNIFER D. STACY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grandview Custom Homes, LLC 528A Donelson Pike Nashville, TN 37214	New Owner	087-10-0A-201, 202 & 203

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Lux Development Group, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Grandview Custom Homes, LLC**, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 201, 202 and 203, on the plan of FINAL PLAT THE RESERVE AT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 2 SECTION 1, as shown on plat of record in Instrument 20200828-0097746, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to The Lux Development Group, LLC, a Tennessee limited company by Quitclaim Deed dated 09/25/2018, from The Wise Group, Inc., a Tennessee corporation, of record in Instrument 20180928-0096540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 341, 345 & 349 Bournemouth Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 17th day of November, 2022.

THE LUX DEVELOPMENT GROUP, LLC

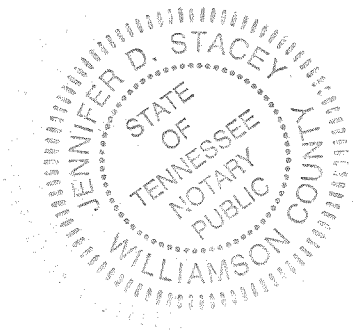
BY: _____
Steve Bone
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Steve Bone with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Agent of The Lux Development Group, LLC , the within named bargainor, a limited liability company, and that he as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Steve Bone as such Authorized Agent.

Witness my hand and official seal, this the 17th day of November, 2022.

_____
Notary Public
My Commission Expires: 10/11/25



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 December 22, 2022.

Affiant
Date: 12/22/22

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 22nd day of December, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY