Karen Johnson Davidson County
Batch#. 962380 DEEDWARR
01/19/2023 10:14:52 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230119-0004353

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lori Lipocky	Lori Lipocky	Parcel ID: 091 12 0 019.00
(NAME) 707 Hart Avenue	(NAME) 707 Hart Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alix Nicole Friedman, now known as Alix Nicole Zindell and Scott Evan Zindell, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lori Lipocky, a married woman,** 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. 312 of Block 43, on the Plan of Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by Warranty Deed from Gary Stuart Ray, Trustee of The Stephen Eugene Ray Family Trust, a trust indenture dated September 1, 2019, dated February 18, 2020 and recorded on February 21, 2020 in Instrument No. 20200221-0019747, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to L&S Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Chowch GP, a Tennessee general partnership, dated October 30, 2020 and recorded on November 2, 2020 in Instrument No. 20201102-0128062, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alix Nicole Friedman and Scott Evan Zindell, wife and husband by Warranty Deed from L&S Development, LLC, a Tennessee limited liability company, dated November 19, 2021 and recorded on December 1, 2021 in Instrument No. 20211201-0158323, Register's Office for Davidson County, Tennessee.

Alix Nicole Friedman now married being one and the same person as Alix Nicole Zindell.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4405 Illinois Ave , Nashville , TN 37209

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 our hands this _____ day of January, 2023

_____
Alix Nicole Zindell

_____
Scott Evan Zindell

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Alix Nicole Friedman now known as Alix Nicole Zindell and Scott Evan Zindell, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2023.

_____
Notary Public

My Commission Expires:

(SEAL)

Further being the same property conveyed to Alix Nicole Friedman and Scott Evan Zindell, wife and husband by Warranty Deed from L&S Development, LLC, a Tennessee limited liability company, dated November 19, 2021 and recorded on December 1, 2021 in Instrument No. 20211201-0158323, Register's Office for Davidson County, Tennessee.

Alix Nicole Friedman now married being one and the same person as Alix Nicole Zindell.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4405 Illinois Ave., Nashville, TN 37209

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 our hands this 17 day of January, 2023

Alix Nicole Zindell

Scott Evan Zindell

STATE OF IL

COUNTY OF LAKE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Alix Nicole Friedman now known as Alix Nicole Zindell and Scott Evan Zindell, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2023.

Notary Public

My Commission Expires: Mar. 16, 2023

(SEAL)

CLIFFTON A GABRIEL
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 16, 2023