Karen Johnson Davidson County
Batch# 987447 DEEDWARR
04/03/2023 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20230403-0023714

Recordation Requested By/Return to:
OS NATIONAL LLC
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 511693

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MODERNLABSTUDIO LLC	MODERNLABSTUDIO LLC	041-03-0A-011.00-CO
688 HAMILTON CROSSING ANTIOCH, TN 37013	688 HAMILTON CROSSING ANTIOCH, TN 37013	

This Deed executed this 29 day of MAR 20 23, for good consideration, I (We) **TASRA LUMPKIN, A SINGLE WOMAN** whose mailing address is 16441 S. HARRELLS FERRY ROAD, APT 705, BATON ROUGE, LA 70816, hereby bargain, deed, and convey to **MODERNLABSTUDIO LLC, A WYOMING LIMITED LIABILITY COMPANY** whose mailing address is 688 HAMILTON CROSSING, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat, Section One, Vantage Pointe (formerly North Fifty erroneously stated as formery North Forty in prior filed deed recorded 8.21.17), of record in Plat at Instrument No. 20031017-0154221, 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 Tasra Lumpkin, single woman by Warranty deed from David J. Perry, married of record in Instrument No. 20170821-0085811 Register's Office for Davidson

County, Tennessee, dated August 18, 2017 and recorded on August 21, 2017.

APN: 041-03-0A-011.00-CO
Property Address: 1305 GOODMORNING DRIVE , NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 29 day of MAR, 2023.

TASRA LUMPKIN

STATE OF LOUISIANA)
) SS.
COUNTY OF LIVINGSTON)

On this 29 day of MAR 2023, before me personally appeared **TASRA LUMPKIN,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: AT DEATH

Jennifer J. Miller
Louisiana Notary Public #88349
Parish of Livingston
Statewide Jurisdiction
My Commission is for Life

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $320,000.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Louisiana
COUNTY OF Livingston

Sworn to before me this 29 day of MAR, 2023.

Notary Public
My Commission Expires: AT DEATH

Jennifer J. Miller
Louisiana Notary Public #88349
Parish of Livingston
Statewide Jurisdiction
My Commission is for Life

Name and address for person(s) responsible for taxes:
MODERNLABSTUDIO LLC
688 HAMILTON CROSSING
ANTIOCH, TN 37013

Name and Address of property owner:
MODERNLABSTUDIO LLC
688 HAMILTON CROSSING
ANTIOCH, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the 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 March 29, 2023 (date of document).

Kayla Short
Affiant Signature

3/30/2023
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 30th day of March, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

