Karen Johnson Davidson County
Batch# 998336 DEEDWARR
05/01/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230501-0032192

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/17/23
(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

LR-C-23-912

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L&H Development Group, LLC	**L&H Development Group, LLC**	
(NAME)	(NAME)	**082-16-0-350.00**
4421 Buchanan Lane	**4421 Buchanan Lane**	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEXT GENERATION NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L&H DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9, as shown on the map entitled W. W. Totten's Addition – East Nashville, of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Next Generation Nashville, LLC by deed from Mildred M. Hampton of record as Instrument No. 20220629-0075321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **912 Boscobel St, Nashville, Tennessee 37206**.

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), their heirs, successors and assigns forever; and we do covenant with the said GRANTEE(S) 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs, successors 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 my/our hand(s) this the 28th DAY OF APRIL, 2023.

Next Generation Nashville LLC

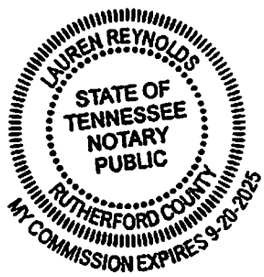
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NEXT GENERATION NASHVILLE LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of April, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, William T. Smith, 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 April 28, 2023.

W. T. S.

Affiant Signature

Date: 4/28/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

