WARRANTY DEED

Karen Johnson Davidson County
Batch# 999519 DEEDWARR
05/04/2023 10 28 24 AM 2 pgs
Fees $13 00 Taxes $1,672 40

20230504-0033133

MJ-VRE-23-612-411

DANA DEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

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)
Madina Joshi	**NEW OWNER**	
(NAME)	(NAME)	**092-07-0I-411 00-CO**
7572 Pasatiempo Dr.		
(ADDRESS)	(ADDRESS)	
Frisco, TX 75036		
(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, **LPH, 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 **EQUITY TRUST COMPANY CUSTODIAN FBO MADINA JOSHI SEP IRA,** 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 Unit No 411, on the Horizontal Property Regime for The 1865, a Condominium, as recorded in the Master Deed of record in Instrument No 20190314-0023483, amended in Instrument No 20190712-0068003, Instrument No 20191007-0102697 and Instrument No 20191010-0104084, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed

Being the same property conveyed to Hunter Landreth and Madison Landreth, husband and wife by Warranty deed from Robin Severn-Fischette, Trustee of the Robin Severn-Fischette Trust dated August 29, 2019 of record in Instrument No 20210201-0014509 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on February 1, 2021.

Being the same property conveyed to LPH, LLC, a Tennessee limited liability company by Quitclaim deed from Hunter Landreth and Madison Landreth of record in Instrument No 20220303-0024425 Register's Office for Davidson County, Tennessee, dated February 23, 2022 and recorded on March 3, 2022.

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 66, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No 20040929-0117201, Instrument No 20160914-0096846, in the Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190314-0023483, and amended in Instrument No 20190712-0068003, Instrument No 20191007-0102697, and Instrument No 20191010-0104084, Register's Office for Davidson County, Tennessee
- Charter of Homeowner's Association of record in Instrument Number 20190314-0023482, in the Register's Office for Davidson County, Tennessee
- Easement(s) of record in Book 1755, Pages 4, 5, and 6 in the aforesaid Register's Office
- Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No 20180228-0018696, in the aforesaid Register's Office
- Easement for Right of Way of record in Book 2442, Page 394 through 400, in the Register's Office for Davidson County, Tennessee
- Easement for Reciprocal Easement Agreement of record in Instrument Number 20210506-0060947, in the Register's Office for Davidson County, Tennessee
- Ingress/Egress and P U D E of record in Instrument Number 20160914-0096846, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **612 21st Ave N #411, Nashville, Tennessee 37203**

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 27 DAY OF APRIL, 2023

LPH, LLC
BY _____
Hunter Landreth
Sole-Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER LANDRETH, 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 SOLE-MEMBER of LPH, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE-MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the ~~28~~27th of April, 2023

_____
~~Notary Public~~
My Commission Expires 11/13/2023
(SEAL)

NANCY J. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

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