10

Karen Johnson Davidson County
Batch# 1008574 DEEDWARR
05/30/2023 08 36 42 AM 2 pgs
Fees $13 00 Taxes $5,494 50
20230530-0040189

Warranty Deed

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,485,000.00 Affiant Subscribed and sworn to before me, this the 22nd day of May, 2023 Notary Public I. Dyke Tatum My commission expires: 5/5/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows.	Send Tax Bills To	Map/Parcel Numbers.
Matthew Francis Leslie-Kubat Trust	SAME	105-10-0W-002 00-CO
5444 Granny White Pike		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCIS JOHN KUBAT, JR., TRUSTEE OF THE MATTHEW FRANCIS LESLIE-KUBAT TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1806 Elliott Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No 20210602-0073991, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Vickye L. Kelly, unmarried by Warranty Deed from Leslie Marie Babb of record in Instrument No. 20090903-0083047 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 03, 2009.

Being a portion of the same property conveyed to Intuition Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Vickye L Kelly, unmarried of record in Instrument No. 20210315-0033987 Register's Office for Davidson County, Tennessee, dated March 11, 2021 and recorded on March 15, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1806 B Elliott Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2023.

Intuition Development, LLC
By. Intuition, LLC
Sole Member of Intuition Development, LLC

By _____
Brandon C. Knox, Member

By. _____
Brett M Diaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox and Brett M Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Intuition, LLC, Sole Member of Intuition Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2023

_____
Notary Public

My Commission Expires.

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026