WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010518 DEEDWARR
06/02/2023 11 27.06 AM 3 pgs
Fees $18 00 Taxes $7,145 63

20230602-0041856

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-24

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,931,250 00

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2023. Briana Gage
Notary Public

MY COMMISSION EXPIRES 1/8/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Adam Schneider et al	same as new owner	091-13-4G-007 00 091-13-4G-006 00 091-13-4G-005 00
(NAME)	(NAME)	
3804 Dartmouth Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Seaside Investments, LLC, a Tennessee limited liability company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam ~~Schneider~~ Schneider, a married man, as to an undivided 40.5% interest, Matthew Ryan Howard, an unmarried man, as to an undivided 40.5% interest, and Jeffrey A. Howard, an unmarried man, as to an undivided 19% interest,** 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 Unit Numbers 5, 6 and 7, of Homes at Lellyett Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Lellyett Street, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20210830-0116355, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Lellyett Street, a Horizontal Property Regime with Private Elements, contained in said Declaration the plat files as Exhibit "B" to said Declaration appearing in Instrument Number 20210830-0116355, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE, LIMITED LIABILITY COMPANY from RHONDA J WEST, SUCCESSOR TRUSTEE OF THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007, by Warranty Deed on September 26, 2019, of record in Instrument Number 20191001-0100029, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Seaside Investments, LLC, from POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed on February 24, 2022, of record in Instrument Number 20220309-0026821, Register's Office for Davidson County, Tennessee

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RR-234071-X

THIS CONVEYANCE IS MADE SUBJECT TO Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐

This is improved ☑ property, known as 407 Lellyett St , Nashville, TN 37209
409 Lellyett, Nashville, TN 37209
411 Lellyett, Nashville, TN 37209

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my/our hands this 30 DAY OF May, 2023

SEASIDE INVESTMENTS, LLC

Terrence (Terry) Frazier
Chief Financial Officer

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Terrence (Terry) Frazier with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Seaside Investments, LLC and that he as such Chief Financial Officer executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer

WITNESS my hand and seal this 30 day of May, 2023

Notary Public Judith C. Jacobs
My Commission Expires 9-16-23

File No 202304013