WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

B-BR-23-6205

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 1012275 **DEEDWARR**
06/07/2023 10 59 05 AM 2 pgs
Fees $13 00 Taxes $2,775 00

20230607-0043249

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Jeffrey D. Michalec and Monica Ann Michalec	**Canopy Mortgage LLC**	
(NAME) **6205 Freedom Drive**	(NAME) **360 Technology Ct #200**	**090-12-2A-001 00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Lindon, UT 84042**	
(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, **JEAN LAFFITE DESIGNS, 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 **JEFFREY D. MICHALEC AND MONICA ANN MICHALEC, HUSBAND AND WIFE,** 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 A as shown on the on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Sixthousandtwohundredfive Freedom Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No 20210830-0116855, 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 a portion of the same property conveyed to Carrol G Darks, a single Person by Warranty deed from Wallace Foriest Construction Co of record in Book 8462, page 126, Register's Office for Davidson County, Tennessee, dated October 08, 1991 and recorded on October 11, 1991

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company by Warranty deed from Carrol G Darks, a single person of record in Instrument No 20210616-0081616 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021

This conveyance is subject to·

- Taxes for the year 2023, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210830-0116855, Register's Office for Davidson County, Tennessee.
- Charter of the Sixthousandtwohundredfive Freedom Drive Homeowner's Association, Inc of record in Instrument Number 20210922-0127377, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 462, 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 **6205 Freedom Drive, Nashville, Tennessee 37209**

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 2nd DAY OF JUNE, 2023

Jean Laffite Designs, LLC, a Tennessee Limited Liability Company

BY: _____
Elizabeth S. Lee
Chief Manager/Member

BY: _____
Michael P Lee
Secretary/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S LEE, 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 CHIEF MANAGER/MEMBER of JEAN LAFFITE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 2nd of June, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P LEE, 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 SECRETARY/MEMBER of JEAN LAFFITE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 2nd of June, 2023.

_____
Notary Public
My Commission Expires. _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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