WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014025 DEEDWARR
06/12/2023 02 34 50 PM 2 pgs
Fees $13 00 Taxes $2,405 00

20230612-0044659

B-JG-23-5835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Garrett Pillsbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/11/2023
COUNTY OF CHEATHAM

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)
Garrett Pillsbury and Lorie Pillsbury	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**091-10-0W-006 00-CO**
5835 Leslie Ave	**2160 Superior Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Cleveland, OH 44144**	
(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, **LESLIE AVENUE, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARRETT PILLSBURY, UNMARRIED, AND LORIE PILLSBURY, MARRIED, AS** tenants in common with rights of * , 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: *survivorship

Land in Davidson County, Tennessee, being Unit No. 6, Leslie Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for Leslie Avenue Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190212-0013196, being amended in Instrument No. 20190627-0062465, Instrument No. 20201029-0125892, Instrument No. 202104050044449 and Instrument No. 20210809-0106664 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 Leslie Avenue, GP by Warranty deed from Mary Jane Hulan of record in Instrument No 20141117-0105804 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014

Being a portion of the same property conveyed to Leslie Avenue, GP by Quitclaim deed from Leslie Avenue, GP of record in Instrument No 20181228-0125834 Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on December 28, 2018

This conveyance is subject to:
- Easements or claims of easements not shown by the Public Records
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 332, Page 41, Register's Office for 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 20190212-0013196, amended in Instrument Number 20190627-0062465, and amended in Instrument No. 20201029-0125892, Instrument No. 20210405-0044449, and Instrument No 202108090106664, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20190214-0013748, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0072296, 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 **5835 Leslie Ave, 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 8th DAY OF JUNE, 2023

Leslie Avenue, GP

BY: _____
Sean Lewis
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, signing for LESLIE AVENUE, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 8th of June, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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