# WARRANTY DEED

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

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 23rd DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(Al

Karen Johnson Davidson County
Batch# 1019737 DEEDWARR
06/27/2023 02 25 41 PM 2 pgs
Fees $13 00 Taxes $2,775 00

20230627-0048901

B-P-23-6207

**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) |
|---|---|---|
| **Kathryn Ruth Glass** | **CMG Mortgage Inc.** | |
| (NAME) | (NAME) | **090-12-2A-002.00CO** |
| **6207 Freedom Drive** | **3160 Crow Canyon Road, Ste 400** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209-1700** | **San Ramon, CA 94583** | |
| (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 LAFITTE 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 **KATHRYN RUTH GLASS, A SINGLE PERSON** 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 B, on the plan attached as Exhibit B 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 the same property conveyed to Carrol G Darks, a single Person by Warranty deed from Wallace Forest 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 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
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6207 Freedom Drive, Nashville, Tennessee 37209-1700**

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 23rd DAY OF JUNE, 2023.

Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company

BY._____
Michael Lee
Secretary/ Member

BY._____
Elizabeth Lee
Chief Manager/ Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL 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 LAFITTE 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 23rd of June, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH 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 LAFITTE 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 23rd of June, 2023.

_____
Notary Public
My Commission Expires. _____
(SEAL)

ADAM H. JEFFERSON
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