Karen Johnson Davidson County
Batch# 1026657 DEEDWARR
07/14/2023 02 30 32 PM 3 pgs
Fees: $18 00 Taxes $2,381.88
20230714-0054209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RE-23-413

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 $643,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(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	Adam Schneider	091-13-4G-004.00
(NAME)	(NAME)	
3804 Dartmouth Ave	3804 Dartmouth Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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 , 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 Number 4, 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.

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 413 Lellyett St , 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 10 day of July, 2023

SEASIDE INVESTMENTS, LLC

Judith C Jacobs
authorized agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Judith C Jacobs with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be authorized agent of Seaside Investments, LLC and that she as such authorized agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as authorized agent

WITNESS my hand and seal this 10 day of July, 2023

Notary Public
My Commission Expires 6-23-25

File No 202304016

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD