This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1028056 DEEDWARR
07/19/2023 11.28 25 AM 2 pgs
Fees $13 00 Taxes $1,287 60

20230719-0055544

ADDRESS NEW OWNER:
Joshua D. Lenick
726 Dutchmans Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
NEW OWNER

MAP 075
GROUP 07 0
PARCEL 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L&L TN R, LLC., a Wyoming Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Joshua D. Lenick and Brittany L. Lenick, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 188 on the Plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to L & L TN R, LLC, by Substitute Trustee's Deed from Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee for James L. Fuqua Jr, Trustee, dated February 10, 2023 and filed of record February 21, 2023 in Instrument No. 20230221-0012231, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the Plan of record in Book 4675, Page 140, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4793, Pge 157 and Book 4849, Page 767 and Book 5020, Page 58 and Book 5545, Page 321 and Book 6017, Page 179, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 726 Dutchmans Court, Hermitage, Tennessee 37076.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Joshua D. Lenick and Brittany L. Lenick, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 14th day of July 2023.

L&L TN R, LLC., a Wyoming Limited Liability Company

By: Les Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Managing Member** of **L&L TN R, LLC., a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member

WITNESS my hand and official seal at office this 14th day of July 2023.

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $348,000 00

AFFIANT

Subscribed and sworn to before me on this 14th day of July 2023

NOTARY PUBLIC
My Commission Expires 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26 2025