Karen Johnson Davidson County
Batch# 1039786 DEEDWARR
08/17/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20230817-0064379

Name and Address of New Owner:
Luxury Club, LLC

Send Tax Statements To:
New Owners
PO. Box 331314
Murfreesboro, TN 37133

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23071055

Map and Parcel: 155 07 0A 008.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandie Hauxhurst fka Sandie Johnston, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Luxury Club, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors 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 Lot No. 10, Revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "A" Subdivision, as of record in Book 7900, page 696, as revised in Book 9700, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandie Johnston, unmarried by Warranty Deed filed for record on February 7, 2008 in Instrument Number 20080207-0012738, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Poplar Creek of record in Book 9472, page 824; Additional restrictions of record in Book 6474, page 354 and as amended in Book 6486, page 588; All matters as set forth per plat of record in Book 7900, page 696, as revised in Book 9700, page 122; HOA Charter of record in Book 7120, page 125; Quitclaim Deed to Poplar Creek Homeowners' Association for common areas of record in Instrument No. 20011017-0113305; Storm Water Detention Agreement of record in Book 6613, page 705; Agreement for Dedication of Easement for Public Utilities of record in Book 9024, page 486; all of said Register's Office.

This conveyance is further subject 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, and (5) other matters of public record.

This is improved property known as: 1508 Forrest Oaks Place, Nashville, TN 37221

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 15th day of August, 2023.

Sandie Hauxhurst

State of Oregon

County of Multnomah

Personally appeared before me, Sandie Hauxhurst with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th of August, 2023.

Notary Public
My Commission Expires: 10.01.2024

OFFICIAL STAMP
JUSTIN PAUL KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004492
MY COMMISSION EXPIRES OCTOBER 01, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$325,000.00~~ $387,000"

Affiant Signature

Subscribed and sworn to before me, this 15th day of August, 2023.

Notary Public
My Commission Expires: 10.01.2024

OFFICIAL STAMP
JUSTIN PAUL KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004492
MY COMMISSION EXPIRES OCTOBER 01, 2024

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 15, 2023.

Affiant Signature

8/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026