(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042159 DEEDWARR
08/24/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20230824-0066303

B-KW-23-6033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/14/26
(AFFIX SEAL)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Lauren Todd	CMG Home Loans	
(NAME) **6033 Sterling St**	(NAME) 3160 Crow Canyon Rd #400	**091-10-0W-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) 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, **LESLIE AVENUE, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN TODD, AN UNMARRIED WOMAN,** 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 No. 1 on the Plan of Leslie Avenue Residences, shown on Exhibit "C" of Leslie Avenue Residences, of record in Instrument No. 20190212-0013196, as amended in Instrument No. 20190627-0062465, Instrument No. 20201029-0125892, Instrument No. 20210405-0044449, 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:
- 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.
- 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. 20210809-0106664, 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.
- Existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6033 Sterling St, 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 22 DAY OF AUGUST, 2023.

Leslie Avenue, GP

BY:
D&J Properties of Tennessee, LLC, Partner

Jeff Gaw, Authorized Agent

BY:
Magi Group, LLC, Partner

Sean Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of August, 2023, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of D & J Properties of Tennessee, LLC, Partner of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he as such Authorized Agent of D & J Properties of Tennessee, LLC, partner of LESLIE AVENUE, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 22nd day of August, 2023.

Notary Public
My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of August, 2023, before me personally appeared Sean Lewis, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of Magi Group LLC, Partner of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he as such Authorized Agent of Magi Group, LLC, partner ofLESLIE AVENUE, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 22nd day of August, 2023.

Notary Public
My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 22, 2023.

Date

Affiant Signature

8.22.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of August, 2023.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY