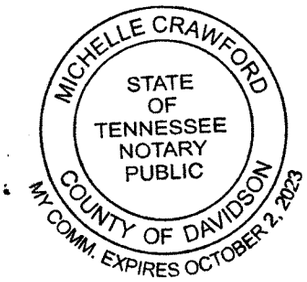
Karen Johnson Davidson County
Batch# 1044336 DEEDWARR
08/30/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20230830-0068088




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $319,900.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 29 day of August, 2023.

Notary Public
My commission expires: 10/2/2023

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Daniel Broderick** | **Mortgage Research Center, LLC** | **03413006600** |
| **207 Welworth St** | **1400 Forum Blvd, Suite 18** | |
| **Madison, TN 37115** | **Columbia, MO 65203** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**LH615, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Daniel Broderick, single man**

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 Lot No. 29, the Plan of Block A, East Lawn Subdivision, of record in Book 547, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to LH615, LLC, by Quitclaim Deed from Mid TN Partners, LLC, dated March 16, 2022, of record in Instrument No. 20220405-0038959, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Mid TN Partners, LLC, by Quitclaim Deed from Seven Nine Investments, LLC, dated December 27, 2019, of record in Instrument No. 20191230-0134439, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Seven Nine Investments, LLC, by Quitclaim Deed from Great Lake Investments, LLC, dated November 16, 2018, of record in Instrument No. 20181116-0113210, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Great Lake Investments, LLC, by Warranty Deed from Lisa Brown, dated May 17, 2018, of record in Instrument No. 20180522-0049167, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 207 Welworth St, Madison, TN 37115.

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 in 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.

_____ Date: 8/29/23

LH615, LLC
By: Mark B. Leedom
Its: Authorized Signatory

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Mark B. Leedom** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Authorized Signatory of LH615, LLC and that he is authorized by LH615, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 29 day of August, 2023.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

_____
NOTARY PUBLIC

My Commission Expires: 10/2/2023

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 8/29/23 (date of document).

Jennifer Russell
Affiant Signature

8/30/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

