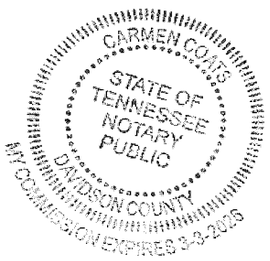
Karen Johnson Davidson County
Batch# 1048465 DEEDWARR
09/11/2023 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,916.60
20230911-0071045

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $518,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2023.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Goodheart	Novus Home Mortgage	061-01-0A-018.00
335 East Village Lane	20935 Swenson Drive #420	
Nashville, TN 37216	Waukesha, WI 53186	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUMA SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN GOODHEART, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 18A, of Arrowhead, a Horizontal Property Regime with private elements appurtenant to said Units, as established in Declaration of Covenants, Conditions and Restrictions for East Village Lane, formerly known as Arrowhead, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190111-0003194, as amended at Instrument No. 20190521-0048039, and amended in Instrument No. 20230606-0042999, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty Deed from J. Carlton Drumwright, Trustee of the Arrowhead Trust of record in Instrument No. 20171219-0129331 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

Being a portion of the same property conveyed to Luma Systems, LLC, by Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record at Instrument No. 20211020-0141140, dated October 15, 2021 and recorded October 20, 2021, in the Register's Office of Davidson, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 335 East Village Lane, Nashville, TN 37216, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of September, 2023.

Luma Systems, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Thomas, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary Thomas, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Luma Systems, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7th day of September, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

_____
Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 7, 2023 (date of document).

Affiant Signature

September 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023