WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050346 **DEEDWARR**
09/15/2023 11 56 29 AM 2 pgs
Fees $13 00 Taxes $388 50

20230915-0072510

Y-C-23-142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC STEPHANIE WOODALL DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

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)
Cousin Capital Real Estate LLC	**New Owner**	
(NAME)	(NAME)	**043-14-0-199 00**
1770 Forsyth Park Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **144 LANIER, LLC, A DELAWARE LIMITED LIABILITY COMPANY****, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COUSIN CAPITAL REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K Crowe #1979". All bearing are based on NAD '83, Tennessee State Plane

BEGINNING at an iron pin set on the west right of way of Lanier Drive, 25' from center, corner to Lot 13 of Map of Bernice L Dickerson's Subdivision, an unrecorded plat (Stephanie Lue & Timothy J Ho, Instrument No 20210630-0088780),

THENCE, leaving said right of way of Lanier Drive and along the line of said Lot 13 S 79°24'48" W, a distance of 206.76' to an iron pin set in the west line of and area designated as Open Space from Plat Instrument No 20010420-0039323;

THENCE, along the line of said Open Space N 12°11'16" W, a distance of 50 05' to an iron pin set, corner to Lot 11 of Map of Bernice L Dickerson's Subdivision, an unrecorded plat (Kenneth & Judith Jackson; Inst No 20140815-0073812);

THENCE, along the line of said Lot 11 N 79°24'48" E, a distance of 208 26' to an iron pin set on the west right of way of Lanier Drive, 25' from center;

THENCE, along said west right of way S 10°28'44" E, a distance of 50 03' to the POINT OF BEGINNING, containing 0 24 Acres, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979

Being the same property conveyed to Stephanie Liu and Timothy J Ho by Warranty Deed from Music City Holdings, LLC of record in Instrument No 20210630-0088780 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 30, 2021

Being the same property conveyed to Stephanie Liu and Timothy J Ho by Quitclaim Deed from Stephanie Liu and Timothy J Ho of record in Instrument No 2021117-0153057 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 17, 2021

Being the same property conveyed to 144 Lanier, LLC, a Tennessee limited liability company by Quitclaim Deed from Stephanie Liu and Timothy J Ho of record in Instrument No 20211207-0162362 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on December 07, 2021

**** Prior Quitclaim incorrectly stated grantee as a Tennessee Limited Liability Company. Said grantee should have been shown as a Deleware Limited Liability Company.**

This conveyance is subject to:

- Taxes for the year 2023, a lien not yet due and payable
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5143, Page 364, in the Register's Office for Davidson County, Tennessee
- Electrical Permit of record in Book 6070, Page 883, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **142 Lanier Dr., Madison, Tennessee 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 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 13th DAY OF SEPTEMBER, 2023.

144 Lanier, LLC

BY:_____
Stephanie Liu
Member

BY _____
Timothy Ho
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE LIU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 144 LANIER, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 13th of September, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY HO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 144 LANIER, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 13th of September, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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