Karen Johnson Davidson County
Batch# 1051848 DEEDWARR
09/19/2023 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20230919-0073741

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2023.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires: 10/17/23

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Groundly Home Owner LLC Attn: Asset Servicing 1114 Avenue of the Americas (39th Floor) New York, NY 10036	SAME	08313012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LSP, L.L.C.**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **GROUNDLY HOME OWNER LLC**, a Delaware limited liability company (the "Grantee"), its successors, and its assigns, effective as of this 19th day of September, 2023 (the

"Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 98 on the Map of East Edgefield Plan of record in Book 21, page 147, Register's Office for said County, described as follows:
>
> Said part of said Lot 98 fronts 50 feet on the northerly side of Lillian Street, and runs back between parallel lines, 100 feet to a dead line.
>
> Being the same property conveyed to LSP, L.L.C., a Tennessee limited liability company, by deed from Baugher Homes 102, LLC, a Tennessee limited liability company, of record as Instrument No. 20220114-0006014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by Grantee;

2. Matters shown on the Plan of record in Book 21, page 147, Register's Office for Davidson County, Tennessee;

3. Agreement for the Dedication of a Temporary Easement for the Construction of Sanitary Sewers and/or Drainage Improvements of record in Book 8808, page 803, Register's Office for Davidson County, Tennessee; and

4. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record as Instrument No. 20230721-0056428, Register's Office for Davidson County, Tennessee.

This is improved property known as 1203 Lillian Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

LSP, L.L.C.,
a Tennessee limited liability company

By: _____
Brendan C. Donelson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDAN C. DONELSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of September, 2023.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8 2025

True Copy Certification

I, William T. Smith, 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 19, 2023.

Affiant Signature

Date: 9/19/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of September, 2023.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

