Karen Johnson Davidson County
Batch# 1055629 DEEDWARR
09/29/2023 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20230929-0076686

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37811-07-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2023. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: William Blanchard, Julie Bogle 810 45th Avenue North Nashville, TN 37209	**Send Tax Bills To:** Capstar Bank 2002 Richard Jones Road STE A300 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 09112036200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L & S Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Blanchard and Julie Bogle, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 810 45th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2023.

L & S Development, LLC, a Tennessee limited liability company

BY: _____ Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of L & S Development, LLC, a Tennessee limited liability company, 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 29th day of September, 2023.

_____
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 117 of Block 64 on the Plan of No. One, West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by deed dated July 13, 2020 from Kathleen Garvey, a single person, of record in Instrument No. 20200721-0079649. Corrected by Scrivener's Affidavit of record in Instrument No. 20210114-0006742, Register's Office for Davidson County, Tennessee. Being further conveyed to L & S Development, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 20200729-0083576 and Instrument No. 20210713-0093893, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 09112036200.
2. All matters appearing on the Plan of record as Book 57, Page 74 & 75, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants For SCMs For Regulated Residential Infill of record in Instrument No. 20230726-0057713, Register's Office for Davidson County, Tennessee.
4. Notice of Completion filed in Instrument No. 20230508-0034305, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/29/23 (date of document).

Affiant Signature

9/29/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of September 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY