WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059008 DEEDWARR
10/09/2023 11 49 52 AM 2 pgs
Fees $13 00 Taxes $2,511 93

20231009-0079307

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $678,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 1-[illegible]
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. #202, Nashville, TN 37212

File No. NAS1153-23

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Blake Matthew Kinsman	Blake Matthew Kinsman	071-15-0F-005.00-CO
(NAME) 123 Lucile St	(NAME) 123 Lucile St	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Eight Thousand Nine Hundred And No/100 Dollars ($678,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIBERTY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAKE MATTHEW KINSMAN,** 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 Unit No. 5 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Cleveland Parke (formerly known as Eastmoreland Place), a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161011-0107465, as amended in Instrument No. No. 20171211-0126008 and further amended in Instrument No. 20200723-0081025, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Liberty Investments, LLC, a Tennessee limited liability company by Warranty deed from Cleveland Parke Partners GP, a registered Tennessee general partnership of record in Instrument No. 20211119-0154097 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 19, 2021.

This is improved ☒ property, known as 123 Lucile St, Nashville, TN 37207

(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this the 5 day of October, 2023.

Liberty Investments, LLC, a Tennessee limited liability company

BY: _____ 10/05/23
Surajit Chaudhury
Member

BY: _____
Rasik Patel
Member

State of Tennessee
County of Rutherford

Before me, of the state and county mentioned, personally appeared Surajit Chaudhury and Rasik Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other officer authorized to execute the instrument) of Liberty Investments, the within named bargainor, a corporation, and that such president or officer as such , executed the foregoing instrument fmembersor the purpose therein contained, by personally signing the name of the corporation as Surajit Chaudhury and Rasik Patel.

Witness my hand at office, this ____day of October, 2023..

_____
Notary's Signature
Seal

My Commision expires: 7/7/27

W. Dillon Woods
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County