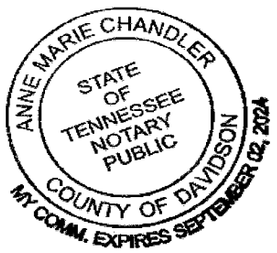
Karen Johnson Davidson County
Batch# 1059832 DEEDWARR
10/11/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,915.60
20231011-0079776

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $788,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 6th day of October, 2023.<br><br>Notary Public<br><br>My commission expires: 09/02/24 |

**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: |
|---|---|---|
| Nicholas George Vukmir<br>Nicole Lynn Vukmir | Plains Commerce Bank | 061-07-0-322.00 |
| 809 Gwynn Drive | 5109 South Broadband Lane | |
| Nashville, TN 37216 | Sioux Falls, SD 57108 | |

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, **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS GEORGE VUKMIR AND NICOLE LYNN VUKMIR, HUSBAND AND WIFE**, 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 in Davidson County, Tennessee, being Lot No. 2, of Final Subdivision Plat of 807 E. Gwynn Dr., of record in Instrument No. 20220714-0081133, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Southern Up, LLC a Tennessee limited liability company by Talmagae Watts, married, dated December 11, 2020 and recorded December 14, 2020 in Instrument No. 20201214-0146478, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Quitclaim Deed from Southern Up, LLC a Tennessee limited liability company, dated March 20, 2021 and recorded March 29, 2021 in Instrument No. 20210329-0040998, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Quitclaim Deed from LS-TG Home Fund, LLC, a Delaware limited liability company, (to re-establish/revert to the Original Lots), dated December 9, 2021 and recorded December 10, 2021 in Instrument No. 20211210-0164021, Register's Office of Davidson County, 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 809 Gwynn Drive, 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 6th day of October, 2023.

***LS-TG Home Fund, LLC, a Delaware Limited Liability Company***

By: _____
Andrew Neal, Authorized Agent

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 Andrew Neal, Authorized Agent, 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 Authorized Agent of LS-TG Home Fund, LLC, a Delaware 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 6th day of October, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
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 October 6, 2023 (date of document).

Affiant Signature

October 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of October, 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