Prepared By:
Record and Return To:
Chapman Rosenthal Title, Inc

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146240

Karen Johnson
Batch # 1080726
12/12/2023 09:48:09 AM
Fees: $13.00 Taxes: $6,290.00
Davidson County
DEEDWARR
2 pgs
20231212-0095618

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2023.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
08. 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua E. Steffan and Vera Durga Palaniswamy, Co-Trustees 3500 Hopkins Street Nashville TN 37215	New Owner	Tax Parcel ID No. 117-11-0E-003.00 CO

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, **Lifestyle Investment Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua E. Steffan and Vera Durga Palaniswamy, Co-Trustees of The Steffan Family Trust dated August 8, 2020**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 137-A on the Plan of Bentley Park Condominiums of record in Plat Book 6900, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bentley Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 7076, page 560, as amended in Instrument No. 20060124-0009155, said Register's Office.

Being the same property conveyed to LIFESTYLE INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT HALEY AND JULIE HALEY, HUSBAND AND WIFE, of record in Instrument No. 20220830-0097747 , dated August 30, 2022 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-11-0E-003.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 153, said Register's Office.

Master Deed of record in Book 7076, page 560, as amended in Instrument No. 200601240009155, said Register's Office.

This is improved property located at 3500 Hopkins Street Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of November, 2023.

Lifestyle Investment Group, LLC

By: SK Polymers, Inc., Member

By: Kevin Scott, Director

By: Lifestyle Hospitality Group, LLC, Member

By: Laura G. Tunnicliffe, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kevin Scott, Director of SK Polymers, Inc, Member of Lifestyle Investment Group, LLC, and Laura G. Tunnicliffe, Sole Member of Lifestyle Hospitality Group, LLC, Member of Lifestyle Investment Group, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Members (or other officer authorized to execute the instrument) of Lifestyle Investment Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such Authorized Members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid Authorized Members.

Witness my hand, at office, this 30th day of November, 2023.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____