Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,020,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/28/2023. NOTARY PUBLIC MY COMMISSION EXP...

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

Karen Johnson
Batch # 1087830
01/03/2024 09:28:23 AM
Fees: $13.00 Taxes: $3,774.00

Davidson County
DEEDWARR
2 pgs

20240103-0000507

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2023-4691

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	M
Irina Grebenshchikova and Alan Tan		082-04-0-134
1005 North 6th Street	1957 N. Maud Ave.	
Nashville, TN 37207	Chicago, IL 60614	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LRW Holdings LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Irina Grebenshchikova and Alan Tan, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 140 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 50 feet on the Easterly side of North 6th Street and runs back between parallel lines 165 feet to an alley

Being the same property conveyed to LRW Holdings, LLC by deed from James Webster Jackson, Jr., dated April 28, 2021, recorded May 06, 2021, of record in Instrument Number 20210506-0061337, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1005 North 6th Street Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on December 28, 2023.

LRW Holdings LLC

By: _____
Lawrence R. Wisniewski, Sole Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence R. Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of LRW Holdings, LLC, the within named bargainor, a Delaware Limited Liability Company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 28, 2023.

_____
Notary Public

My Commission Expires: 9/20/2025



File #: 2023-4691

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027