Karen Johnson Davidson County
Batch# 1093129 DEEDWARR
01/24/2024 07:48:30 AM 4 pgs
Fees: $23.00 Taxes: $483.49
20240124-0004466

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,674.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-120897

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Home Equity Options LLC	Home Equity Options LLC	
(NAME) 10401 Venice Blvd.	(NAME) 10401 Venice Blvd.	105-04-0-174.00, 105-04-0-175.00 and 105-04-0-178.00
(ADDRESS) Los Angeles, CA 90034	(ADDRESS) Los Angeles, CA 90034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY THOUSAND SIX HUNDRED SEVENTY-FOUR AND NO/100 DOLLARS ($130,674.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PILLARS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME EQUITY OPTIONS LLC,** 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:

Tract 1 - 1247 Lewis Street:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 31 and the northerly 10 feet of Lot No. 34 on the Plan of Trimble's Addition to Nashville, as of record in Book 21, Page 121, Register's Office for said County.

Said parts of Lots Nos. 31 and 34 front together 40 feet on the westerly side of Lewis, formerly East Hill Street, and run back between parallel lines 120 feet to an alley.

Tract 2 - 1249 Lewis Street:

Land in Davidson County, Tennessee, being part of Lot No. 34 in John Trimble's Addition to South Nashville, as of record in Book 21, Page 121, Register's Office for said County.

Said part of Lot No. 34 fronts 40 feet on the west side of Lewis Street and runs back between parallel lines 120 feet to a 12 foot alley.

Being the same property conveyed to Edward H. Henley, III by Warranty Deed from John Emmet Stevenson, Trustee of the Stevenson Trust No. 4, dated 08/29/2014, of record in Instrument 20140902-0079714, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pillars Development, LLC by Quitclaim Deed from Edward H. Henley, III, dated 12/29/2014, of record in Instrument 20141231-0119309, Register's Office for Davidson County, Tennessee.

1259 Lewis Street

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of John Trimbles Plan of National Hills of record in Plat Book 21, Page 103, Register's Office for said County.

Being the same property conveyed to Pillars Development, LLC by Warranty Deed from Puneet Mahan, married, dated 12/29/2014, of record in Instrument 20141231-0119042, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1247, 1249 and 1259 Lewis Street, Nashville, TN 37210

(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 my/our hand(s) this the 17th day of January, 2024

Pillars Development, LLC, a Tennessee limited liability company

BY: Edward Henley III

Edward Henley, III
Manager and Sole Member

STATE OF TN
COUNTY OF Davidson

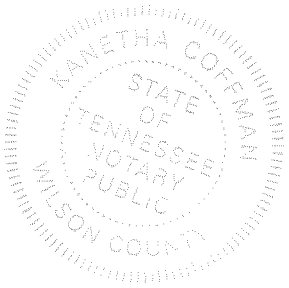
On this the 17th day of January, 2024, before me personally appeared Edward Henley, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager/Sole Member of Pillars Development, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Manager/Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of January, 2024.

Notary Public

My Commission Expires: 4/26/27

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Jan 17, 2024.

Affiant
Date: January 23, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of January 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY