Karen Johnson Davidson County
Batch# 1099043 DEEDWARR
02/07/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20240207-0008774

WARRANTY DEED

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Wayne Hatfield Alexandra E Erkkila Victor Poteet Julie Poteet	New Owner	16000012500
(NAME)	(NAME)	
828 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lex & Co, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Wayne Hatfield, Alexandra E Erkkila, husband and wife, Victor Poteet, and Julie Poteet, husband and wife,** 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 Lot No. 2, on the plan of RESUBDIVISION LOTS 2 & 3 SECTION ONE BOKOR HEIGHTS, as shown on plat of record in Book 4350, Page 48, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lex & Co., a Tennessee limited liability company, by deed of record in Instrument No. 20221212-0128487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 828 Old Hickory Blvd, Brentwood, TN 37027
(House Number) (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 hands this 7th day of February, 2024.

Lex & Co, LLC, a Tennessee limited liability company

By: _____ member
Alex Lipsitz, MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared Alex Lipsitz with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the MEMBER of Lex & Co., LLC a Tennessee Limited Liability company and that he as such MEMBER executed the foregoing instrument for the purposes therein contained by signing the name of Lex & Co., LLC a Tennessee Limited Liability company by himself as MEMBER

WITNESS my hand and seal this 7th day of February, 2024.

_____
Notary Public
My Commission Expires: _____

File No.: 17101

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Certificate of Authenticity

I, Shannon R. Richardson, 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 February 7, 2024.

Date

Shannon R Richardson

Affiant Signature

2-7-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of February, 2024.

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)