Karen Johnson Davidson County
Batch # 1104445 DEEDWARR
02/26/2024 09:59:18 AM 2 pgs
Fees: $13.00 Taxes: $99.90
20240226-0012844

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeffrey Allen Kendig
P.O. Box 160162
Nashville TN 37216

SEND TAX BILL TO:
SAME AS OWNER

MAP 042
GROUP 08 0
PARCEL 076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L&H TN, LLC, Nesbitt Series a Wyoming Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Jeffrey Allen Kendig Individual 401(K),

hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52A, of the zone lot division of lot numbers 1 through 10, 15, through 24, and 51 through 60, Heritage Place, as of record in Plat Book 6250, page 632, which amends Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Les Lazarus and Dan Heichelbech by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee for USA Title & Escrow, Inc., TN, Trustee, dated April 8, 2015 and filed of record April 10, 2015 in Instrument No. 20150410-0031851, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to L&H TN, LLC, Nesbitt Series a Wyoming Limited Liability Company, dated October 30, 2019 and filed of record October 31, 2019 in Instrument No. 20191031-0111924, said Register's Office.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Heritage Place, of record in Plat Book 6250, Page 632, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **254 Nesbitt Lane, Madison, Tennessee 37115.**

Such an 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.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Jeffrey Allen Kendig Individual 401(K)**, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 23rd day of February 2024.

L&H TN, LLC, Nesbitt Series a Wyoming Limited Liability Company

Dan Heichelbech member

By Dan Heichelbech, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Managing Member** of **L&H TN, LLC, Nesbitt Series a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 23rd day of February 2024.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $27,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of February 2024.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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