WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Affiant

Subscribed and sworn to me on Feb 29th, 2024.

NOTARY PUBLIC

My Commission Expires: 05-05-2025

CORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36717

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Lashmansky, LLC i/c/o Darin Lashinsky 9278 Wardley Park Lane Brentwood, TN 37027	NEW OWNER	118-07-0-261.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL H. BARNETT, TRUSTEE OF THE PAUL H. BARNETT INTER VIVOS REVOCABLE TRUST AGREEMENT DATED OCTOBER 31, 2019** and **PAULA BARNETT, TRUSTEE OF THE PAULA BARNETT INTER VIVOS REVOCABLE TRUST AGREEMENT DATED OCTOBER 31, 2019,** hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **LASHMANSKY, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

Karen Johnson Davidson County
Batch# 1106927 DEEDWARR
03/04/2024 09:50:30 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20240304-0014684

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; and (v) all matters shown on plats and plans of record.

BEING ☐ **unimproved** ☒ **improved property known as:**

608 West Iris Drive, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (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 successors and representatives, forever, and GRANTORS do covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and representatives, 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 29 day of February, 2024

Paul H Barnett Trustee

Paul H. Barnett, Trustee of The Paul H. Barnett Inter Vivos Revocable Trust Agreement dated October 31, 2019

Paula Barnett Trustee

Paula Barnett, Trustee of The Paula Barnett Inter Vivos Revocable Trust Agreement dated October 31, 2019

NOTARY ACKNOWLEDGMENTS ON PAGE 3

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Paul H. Barnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Trustee of The Paul H. Barnett Inter Vivos Revocable Trust Agreement dated October 31, 2019, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by himself in his capacity as said Trustee.

Witness my hand and official seal, this 29th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Paula Barnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Trustee of The Paula Barnett Inter Vivos Revocable Trust Agreement dated October 31, 2019, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by herself in her capacity as said Trustee.

Witness my hand and official seal, this 29th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Exhibit "A"
Legal Description

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. 15 on the Plan of Partition Plat of Lots 14 and 15, Block "A" on the Plan of Berry Hill Gardens, of record in Instrument No. 20130306-0022521, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the property conveyed to Phillip Breeden and Jeanette Breeden, by deed of record in Instrument No. 20010905-0096014 and by deed of record in Instrument No. 20040318-0031057, Register's Office, Davidson County, Tennessee.

Also being the same property conveyed to Paul Barnett and Paula Barnett, husband and wife, by Warranty Deed from Phillip Breeden and Jeanette Breeden, of record in Instrument No. 20130325-0029102, Register's Office, Davidson County, Tennessee, as corrected by Scrivener's Affidavit, Instrument of Correction to Warranty Deeds, recorded in Instrument No. 20140625-0055313, Register's Office, Davidson County, Tennessee.

Further being the same property conveyed to Paul H. Barnett, solely in his capacity as trustee of the Paul H. Barnett Inter Vivos Revocable Trust, as may be amended, altered, modified, or restated, under an agreement dated October 31, 2019, by Quitclaim Deed from Paula Barnett and Paul Barnett, of record in Instrument No. 20191212-0128181, Register's Office, Davidson County, Tennessee, as corrected by Instrument of Correction, recorded in Instrument No. 20200407-0036694, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 29, 2024.

Signature

Date: February 29, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of February, 2024 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025