Karen Johnson Davidson County
Batch# 1126628 DEEDWARR
04/24/2024 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20240424-0029522

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE .

NOTARY PUBLIC

My commission expires: 4-26-24

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Schell Brothers Nashville LLC	Schell Brothers Nashville LLC	P/O 87.01 Parcel Number for 2024 listed below
(NAME)	(NAME)	
150 Saundersville Rd., Suite B	150 Saundersville Rd., Suite B	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Lux Development Group, LLC, a Tennessee limited liability company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Schell Brothers Nashville LLC, a Delaware limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 Final Plat, 840 Old Lebanon Dirt Road, Subdivision Number 2023S-016-001, according to survey and plat of same appearing of record in Instrument Number 20230906-0069779, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being a part of the same property conveyed to The Lux Development Group, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from The Wise Group, Inc., a Tennessee Corporation of record in Instrument No.20230802-0059661, Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 02, 2023.

This property is _X_unimproved __improved property known as:
Lot 1 - 6348 N. New Hope Road, Hermitage, TN 37076 (Map & Parcel 0870100900)
Lot 2 - 6352 N. New Hope Road, Hermitage, TN 37076 (Map & Parcel 0870100910)
Lot 3 - 6356 N. New Hope Road, Hermitage, TN 37076 (Map & Parcel 0870100920)
Lot 4 - 6360 N. New Hope Road, Hermitage, TN 37076 (Map & Parcel 0870100930)
Lot 5 - 864 Old Lebanon Dirt Road, Hermitage, TN 37076 (Map & Parcel 087010940)
Lot 7 - 856 Old Lebanon Dirt Road, Hermitage, TN 37076 (Map & Parcel 0870100960)
Lot 8 - 852 Old Lebanon Dirt Road, Hermitage, TN 37076 (Map & Parcel 0870100970)
Lot 9 - 848 Old Lebanon Dirt Road, Hermitage, TN 37076 (Map & Parcel 0870100980)
Lot 10 - 844 Old Lebanon Dirt Road, Hermitage, TN 37076 (Map & Parcel 0870100990)
Lot 11 - 840 Old Lebanon Dirt Road, Hermitage, TN 37076(Map & Parcel 08701001000)

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of April, 2024.

The Lux Development Group, LLC

BY: Alan R. Wise Sole Member

Alan R. Wise, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Alan R. Wise, 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 Sole Member of The Lux Development Group, LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Lux Development Group, LLC as Sole Member.

Witness my hand and official seal, this the 22nd day of April, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Will Rogers, 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 April 22, 2024 (date of document).

Affiant Signature

April 22, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of April, 20 24.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25