Karen Johnson
Batch # 1130026
05/02/2024 10:15:43 AM
Fees: $13.00 Taxes: $1,757.50
Davidson County
DEEDWARR
2 pgs
20240502-0032135

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James S. Lugge		133-01-0E-001.00
(NAME)	(NAME)	
6008 Hillsboro Pike	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Theoremos, Inc., A Texas Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Simon Lugge and Christina Marie Lugge, 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:

Being Units A on the Plan of High Cottages, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for High Cottages a Planned Unit Development as of record in Instrument Number 20210729-0102266, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Theoremos, Inc., a Texas Corporation from Adam J. Keafer, a single man, and Mitchell T. Jones, a single man, as tenants in common, by Warranty Deed on July 7, 2021, of record in Instrument Number 20210714-0094424, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown plan of record in the Declaration of Protective Covenants, Conditions and Restrictions for High Cottages a Planned Unit Development as of record in Instrument Number 20210729-0102266, Register's Office for Davidson County, Tennessee.

Subject t Agreement for Dedication of Public Right of Way, of record in Instrument Number 20220722-0083939, Register's Office for Davidson County, Tennessee.

Subject to Long Term Maintenance Plan Narrative of record as Instrument No. 20230616-0046001 in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill, of record in Instrument Number 20230616-0046001, 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 403 High St., Nashville, TN 37211
(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 30 day of APRIL, 2024.

THEOREMOS, INC.

Michael Morgan
Director

State of TEXAS
County of TARRANT

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Morgan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Director of Theoremos, Inc. and that he as such Director executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Director.

WITNESS my hand and seal this 30 day of APRIL 2024.

Notary Public VONTRICK DAVIDSON
My Commission Expires: 12.08.2024

File No.: 202404002

VONTRICK DAVIDSON
Notary ID #132814711
My Commission Expires
December 8, 2024