WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139050 DEEDWARR
05/24/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20240524-0038676

File No. EM-24-6552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 5/24/25
(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesa Michele Garner	**New Owner**	
(NAME)	(NAME)	130-08-0-109.00
3809 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Trilogy Estates LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lesa Michele Garner, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being in the 7th Civil District of said County, located on the Southerly side of Harding Place, on the proposed subdivision of the L. H. Baker 50 acre tract, described as follows:

Beginning on the Southerly margin of Harding Place, the Northwest corner of the property conveyed to W. L. Ballew and wife, by deed from Kate T. Sharber, as of record in Book 1373, page 97, Register's Office; thence with said Place, Westwardly 111 feet more or less to the Northeast corner of the property conveyed to Richard Charles Brower and wife, by deed from Henry C. Iddings and wife, as of record in Book 1416, page 501, said Register's Office; thence with Brower's Easterly line, Southwardly 334 feet; thence Eastwardly 111 feet more or less to a point; thence Northwardly 334 feet to the beginning.

Being the same property conveyed to John Russell Justice, unmarried by Warranty Deed from Herbert Ligon and Patricia Ligon, husband and wife of record in Instrument No. 20120120-0005722 Register's Office for Davidson County, Tennessee, dated January 18, 2012 and recorded on January 20, 2012.

Said John Russell Justice died on January 3, 2018. Affidavit of Inheritance of record in Instrument 20180302-0019652, in the Register's office of Davidson County, Tennessee.

Being the same property conveyed to Trilogy Estates LLC, a Tennessee limited liability company by Warranty Deed from Melissa W. McDonald, unmarried of record in Instrument No. 20220928-0107144 Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 28, 2022.

This is property more commonly known as 3809 Harding Place, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 22nd day of May, 2024.

Trilogy Estates LLC, a Tennessee Limited Liability Company

By: _____
Michael Mendelsohn, Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

Before me, Sophia Edison Smith, Notary Public of the state and county mentioned, personally appeared Michael Mendelsohn, Managing Member of Trilogy Estates LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Trilogy Estates LLC, the within named bargainor, a Limited Liability Company, and that such Michael Mendelsohn, Managing Member of Trilogy Estates LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Los Angeles, this 22nd day of May, 2024.

_____
Notary Signature

Printed Name: Sophia Edison Smith

My commission expires: 11/14/2026

ENC1 SOPHIA EDISON-SMITH COMM. # 2426555 NOTARY PUBLIC • CALIFORNIA LOS ANGELES COUNTY My Comm. Expires November 14, 2026 ENC1

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **May 22, 2024**.

Date

Affiant Signature

May 22, 2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)