WARRANTY DEED

Karen Johnson Davidson County
Batch# 1140747 DEEDWARR
05/29/2024 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240529-0039866

File No. AT-24-6673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 5-4-26
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Austin Heithcock	**New Owner**	
(NAME)	(NAME)	
110 North 8th Street, #2		082-12-0W-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Ryan LeFevre and Lindsay LeFevre, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Austin Heithcock, a single person, 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:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Villery Place, A Horizontal Property Regime With Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit ""B"" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20180418-0036698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Lefevre and Lindsay Fallon by Warranty deed from Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210607-0075760 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 7, 2021. Also see Scrivener's Affidavit of record in Instrument No. 20210624008598S, in said Register's Office

Lindsay Fallon A/K/A Linday Lefevre is now married to Ryan Lefevre.

This is property more commonly known as 110 North 8th Street, #2, Nashville, TN 37206.

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 28th day of May, 2024.

Ryan LeFevre

Lindsay LeFevre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared Ryan LeFevre and Lindsay LeFevre, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-28-24

Affiant Signature

5-28-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON