THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38179-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $803,500.00. Affiant Subscribed and sworn to before me this 30 day of May, 2024. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY

Karen Johnson Davidson County
Batch# 1141383 DEEDWARR
06/03/2024 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,972.95
20240603-0040753

WARRANTY DEED

Address New Owner: Alexander Stegmeyer, Sarah Noonan 5606 Tennessee Avenue Nashville, TN 37209	**Send Tax Bills To:** Morgan Stanley Private Bank, National Association 4270 Ivy Pointe Boulevard, 4th FL Cincinnati, OH 45245	**Tax Information:** Map and Parcel No.: 09106047700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L & S Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Stegmeyer, an unmarried man, and Sarah Noonan, an unmarried woman, as joint tenants with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5606 Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of May, 2024.

L & S Development, LLC, a Tennessee limited liability company

BY: _____ Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of L & S Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of May, 2024.

_____
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1513, of Block 13, Plan No. 2, West Nashville, as of record in book 57, Page 172, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by deed dated December 20, 2022 from Roberta Jones, unmarried, of record in Instrument No. 20221220-0131576, Register's Office for Davidson County, Tennessee. Being further conveyed to L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20221228-0133311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 57, Page 172, Register's Office for Davidson County, Tennessee.
3. Easement for sewer as set out in instrument of record in Book 1129, Page 218, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions And Covenants For SCM's For Regulated Residential Infill of record in Instrument No. 20231106-0086540, Register's Office for Davidson County, Tennessee.
5. Notice of Completion filed in Instrument No. 20240208-0008956, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tammy Carney,** 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 this the 30th day of May, 2024.

Affiant Signature

Date 5/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 