This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22791-MC

Karen Johnson Davidson County
Batch# 1141620 DEEDWARR
06/03/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $7,424.22
20240603-0041191

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$2,006,547.23

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2024.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LNMNH Revocable Trust 7509 Bull Run Drive Centreville, VA 20121	NEW OWNER	053 08 0 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Sweetwater Property Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LNMNH Revocable Trust**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of Lots Number 1 to 10 inclusive of Block 19, with an alley lying between said Lots Numbers 1 to 5 and Lots Numbers 6 to 10, and parts of Lots Numbers 2 and 3 of Block 26 on the PLAN OF DABBS & ELLIOT SUBDIVISION, Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 1 to 10 inclusive and said alley are described together as follows:

Beginning on the Northeasterly margin of Pitts Avenue at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife, of record in Book 1636, Page 477, said Register's Office; thence with the Combs Southeasterly line Northeastwardly 252 feet to an iron pin in the Southwesterly margin of an undeveloped 30-foot street, thence with same Southeastwardly 70 feet to the Northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, Page 545, Register's Office for Davidson County, Tennessee; thence with said Abrahams' Northwesterly line Southwestwardly 248 feet, more or less, to the Northeasterly margin of said Pitts Avenue; thence with same Northwestwardly 70 feet to the beginning.

Said parts of Lots Numbers 2 and 3 are described together as follows:

Beginning at an iron pin on the Northeasterly margin of an undeveloped 30-foot street at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2636, Page 477, Register's Office for Davidson County, Tennessee; thence with said Combs Southeasterly line Northeastwardly 118.5 feet, more or less, to the Northwest corner of that part of lot

Number 2 conveyed to the United States of America by deed from Wendell W. Wilson and wife, of record in Book 2152, Page 9, said Register's Office; thence with said United States of America's Southwesterly line Southeastwardly 70 feet to the Northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, Page 545, said Register's Office; thence with said Abrahams' Northwesterly line Southwestwardly 118.5 feet, more or less, to the Northeasterly margin of said 30-foot undeveloped street; thence with same Northwestwardly 70-foot to the beginning.

Being the same property conveyed to Sweetwater Property Holdings LLC, a Tennessee limited liability company, by Quitclaim Deed from Cole Ervin, a married man, of record in Instrument No. 20221012-0112059, in the Register's Office of Davidson County, Tennessee, dated October 12, 2022 and recorded on October 12, 2022. Further being the same property conveyed to Cole Ervin, a married man, by Warranty Deed from Richard K. Eberlei, Sr. and wife, Beverly S. Eberlei, of record in Instrument No. 20220516-0055790, in the Register's Office of Davidson County, Tennessee, dated May 4, 2022 and recorded on May 16, 2022.

This is ☒ improved or ☐ unimproved property located at: **3003 Lakeshore Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 29th day of May, 2024.

GRANTOR:

Sweetwater Property Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Kylee Ervin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kylee Ervin,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the **Sole Member of Sweetwater Property Holdings, LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2024.

_____
Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

202406030041191

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/29/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/29/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** May, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

