Karen Johnson Davidson County
Batch# 1152445 DEEDWARR
06/28/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240628-0048789

# WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

MST 2024-0761

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harwood LAB Realty, LLC | New Owner | 072-16-0W-002.00-CO |
| (NAME) | (NAME) | |
| 2110 Sheridan Road | | |
| (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, WE, **Robert T. Lutz and Melissa H. Lutz, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harwood LAB Realty, LLC,** 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:

**Land in Davidson County, Tennessee, being Unit No. 2 on the Plat of Cottages at Sheridan East, a Horizontal Property Regime, as shown on Exhibit A to Declarations of Covenants, Conditions and Restrictions for Cottages at Sheridan East, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160223-0017230, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.**

**Being a portion of the same property conveyed to Robert T. Lutz and Melissa H. Lutz, husband and wife by Warranty Deed from OberBuilt LLC, a Wyoming limited liability company of record in Instrument No. 20170705-0067441 Register's Office for Davidson County, Tennessee, dated July 03, 2017 and recorded on July 05, 2017 and Scriveners Affidavit recorded on March 21, 2018 in Instrument No. 20180321-0026695.**

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and

In testimony whereof, we have hereunto set my/our signature on this the 27 day of June 2024.

Robert T. Lutz

Melissa H. Lutz

STATE OF Florida

COUNTY OF Brevard.

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert T. Lutz and Melissa H. Lutz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. by means of physical presence (SH).

Witness my hand and official seal at office, this 27 day of June, 2024.

Notary Public

My commission expires: 11/26/25

(SEAL)

SHERRY STARR HIGBEE
Notary Public - State of Florida
Commission # HH 173101
My Comm. Expires Nov 26, 2025
Bonded through National Notary Assn.

**TRUE COPY CERTIFICATION**

I, Caitlin McKeighen, 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 June 28, 2024.

Signature
Date: June 28, 2024

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 28th day of June, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025