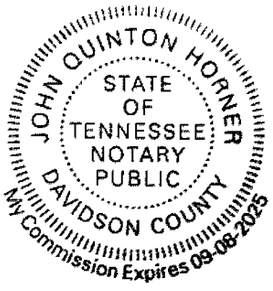
Karen Johnson Davidson County
Batch# 1167089 DEEDWARR
08/06/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,260.87
20240806-0060024

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,777.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2024.

Notary Public

My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Lee Sooter Meredith Andrews Sooter	Movement Mortgage	071-15-0Z-205.00-CO
1424 McGavock Pike	8024 Calvin Hall Rd.	
Nashville, TN 37216	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISCHEY AVENUE PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB LEE SOOTER AND MEREDITH ANDREWS SOOTER, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit 205, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Starlet East Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20220517-0056860 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Lischey Avenue Partners LLC, a Tennessee limited liability company by Special Warranty Deed from Amon Ringemann, an individual of record in Instrument No. 20210616-0081660, Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021.

Lischey Avenue Partners LLC, a Tennessee limited liability company is now known as Lischey Avenue Partners, GP, a General Partnership (*see Acknowledgment of Conversion / Certificate of record in Instrument No. 20220624-0072423, said Register's Office*).

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1310 Lischey Avenue 205, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of August, 2024.

Lischey Avenue Partners GP, a Tennessee General Partnership

By: _____
Matt Hoiles, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matt Hoiles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Lischey Avenue Partners GP, a Tennessee Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2024.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 5, 2024**.

Affiant Signature

August 6, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25