Karen Johnson Davidson County
Batch# 1185049 DEEDWARR
09/23/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240923-0073591

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE ~~or~~ DAVIDSON
COUNTY OF ~~WILLIAMSON~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/26

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3209LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Sonus Lookout, LLC, a Tennessee limited liability company	Sonus Lookout, LLC, a Tennessee limited liability company	104 01 0 008.00
3806 Lookout Drive	14 Old Stone Road	
Nashville, TN 37209	Darien, CT 06820	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MILDRED HUDGINS REALTY LLC AND LEIGH-LAND STABLES, LLC*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SONUS LOOKOUT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3806 Lookout Drive, Nashville, TN 37209

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 28th day of August, 2024.

Mildred Hudgins Realty, LLC

BY: _____
Jim R. Vanderpool, authorized agent

Leigh-Land Stables, LLC

BY: _____
Jim R. Vanderpool, authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of MILDRED HUDGINS REALTY LLC AND LEIGH-LAND STABLES, LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2024.

Notary Public _____

My Commission Expires: 7-26-25

LISA S. [illegible]
NOTARY PUBLIC
WILLIAMSON COUNTY
TENNESSEE

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 57 on the Second Revised Plan of Valley View Subdivision Section One, as of record in Book 2331, page 113, Register's Office for said County.

Said Lot No. 57 fronts 56 feet on the north side of Lookout Drive and runs back between parallel lines 124 feet to a dead line.

Being the same property conveyed to *Mildred Hudgins Realty, LLC, a Tennessee limited liability company as to a 50.5% interest by quitclaim deed from AmSouth Bank as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated 10/29/2002 and recorded 11/1/2002 in Instrument No. 20021101-0134422; and being the same property conveyed to Leigh-Land Stables, LLC, a Tennessee limited liability company as to a 49.5 % interest by quitclaim deed from AmSouth Bank as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated 10/29/2002 and recorded 11/1/2002 in Instrument No. 20021101-0134421, of the Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are nc liens by the records of any taxing authority that levies taxes or assessments on real property ... by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2331, Page 113, of the Public Records of Davidson County, Tennessee.

5. Restrictive covenants and conditions contained in instrument recorded in Official Records Book 2446, Page 146, of the Public Records of Davidson County, Tennessee.

6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

7. Charter for Leigh-Land Stables, LLC recorded in Instrument No. 20020508-0056917, of the Public Records of Davidson County, Tennessee.

8. Charter for Mildred Hudgins Realty, LLC recorded in Instrument No. 20020508-0056915, of the Public Records of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 28. 2024.

Affiant Signature

23rd day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028