DOCUMENT PREPARED BY:
DUBOIS, BRIDENBAUGH & LINDBERG, P.C.
JERRY A. BRIDENBAUGH, ATTORNEY
1020 S. GARDEN ST.
COLUMBIA, TN 38401

NEW PROPERTY OWNER:
SANDRA E. BOOKER
7413 STECOAH STREET
ANTIOCH, TN 37013

SEND TAX BILLS TO:
SANDRA E. BOOKER
7413 STECOAH STREET
ANTIOCH, TN 37013

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **L&L TN R, LLC.**, a Wyoming limited liability company, and **DHB R, LLC.**, a Wyoming limited liability company, **Grantors**, which expression shall include heirs, assigns and personal representatives, and **Sandra E. Booker, a single person, Grantee**, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GRANTORS convey unto GRANTEE the following described property:

LAND in Davidson County, Tennessee, being Lot No. 125 Indian Creek Subdivision, a Planned Unit Development, Section Five, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Anchored Capital, LLC, by Judicial Foreclosure Deed from Scott D. Weiss, Attorney for Indian Creek Homeowners Association, Inc. dated November 3, 2021, being of record as Instrument Number 20211110-0150123 in the Register's Office of Davidson County, Tennessee.

ALSO BEING the same property conveyed to L&L TN R, LLC., a Wyoming limited liability company, and DHB R, LLC., a Wyoming limited liability company by Quitclaim Deed from Anchored Capital, LLC dated November 17, 2021 and being of record as Instrument Number 20211117-0153032 in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 7413 Stecoah Street, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto GRANTEE together with all rights, titles, easements and appurtenances thereunto belonging, forever. This property was held by Grantors as investment property only and has never been the residence of the Grantors at any time. Grantors further warrant that neither has ever lived in the subject property as a married person. Therefore, the subject property is not subject to any marital rights attached.

GRANTORS COVENANT with GRANTEE that they are lawfully seized and possessed

Map/Parcel: 181030A 125.00

Karen Johnson
Batch # 1201267
11/05/2024 09:59:04 AM
Fees: $18.00 Taxes: $42.38

Davidson County
DEEDWARR
3 pgs

20241105-0085751

of said real estate and that GRANTORS have a good and lawful right to convey the same, and that it is unencumbered except as follows:

1. 2024 taxes assumed by Grantee
2. Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (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, (4) Building restrictions, and (5) any other matters of public record.

IN WITNESS WHEREOF, this conveyance has been executed on the 4th day of November, 2024.

L&L TN R, LLC

By: _____
Les Lazarus, Member

Title: Owner

DHB R, LLC

By: _____
Dan Heichelbech, Member

Title: Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Les Lazarus of L&L TN R, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2024.

My commission expires:
08/22/2028

Notary Public

JERRY A BRIDENBAUGH NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Dan Heichelbech of DHB R, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2024.

My commission expires:
08/22/2024

Notary Public

JERRY A BRIDENBAUGH NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $11,455.20.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2024.

My commission expires:
08/22/2024

Notary Public

JERRY A BRIDENBAUGH NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY