Karen Johnson
Batch # 1201331
11/05/2024 12:12:08 PM
Fees: $13.00 Taxes: $329.30
Davidson County
DEEDWARR
2 pgs
20241105-0085837

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: **PAUL DAVID WILLIAMS**

TO: **LM1 HOLDINGS LLC., A TENNESSEE LIMITED LIABILITY COMPANY**

WARRANTY DEED

For and in consideration of the sum of EIGHTY-NINE THOUSAND AND 00/100--- ($89,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, PAUL DAVID WILLIAMS, have bargained and sold, and by these presents, do transfer and convey unto the said LM1 HOLDINGS LLC., A TENNESSEE LIMITED LIABILITY COMPANY, it's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot(s) 283, as shown on the map entitled the Plan of Section C-1, Village of Old Hickory, of record in Book 1424, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPH A. FERGUSON AND WIFE, LUCILLE M. FERGUSON, by deed from T.H. PATTON, TRUSTEE, of record in Book 2749, page 469, dated May 22, 1958, said Register's Office. The said Joseph A. Ferguson having since died on or about January 21, 1985, leaving Lucille M. Ferguson the surviving tenant by the entirety. Lucille M. Ferguson having since died testate on or about May 29, 1998 leaving said property to Dolly F. Scarborough, Rebecca L. Williams, Paul David Williams and Steven Morgan Williams pursuant to her will of record in Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 99P--296 and Will Book 225, page 9467. Dolly F. Scarborough further conveyed to Paul David Williams by quitclaim deed of record in Book 11599, page 152, dated June 23, 1999, said Register's Office. Steven Morgan Williams further conveyed to Paul David Williams by quitclaim deed of record in Book 11599, page 154, dated June 7, 1999, said Register's Office. Rebecca Williams further conveyed to Paul David Williams by quitclaim deed of record in Book 11599, page 156, dated June 23, 1999, said Register's Office. See Order Granting Default Judgment of record in Instrument No. 20231113-0088443, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said LM1 HOLDINGS LLC., A TENNESSEE LIMITED LIABILITY COMPANY, it's successors and and assigns forever. And I do covenant with the said LM1 HOLDINGS LLC., A TENNESSEE LIMITED LIABILITY COMPANY, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for matters as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to LM1 HOLDINGS LLC., A TENNESSEE LIMITED

LIABILITY COMPANY, it's successors and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 25th **day of** July, **2024.**

Paul David Williams

PAUL DAVID WILLIAMS

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 25th **day of July, 2024, before me personally appeared PAUL DAVID WILLIAMS, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. The date my commission expires:** 7/10/27 **. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.**

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

(SEAL)

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 89,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.**

AFFIANT

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Subscribed and sworn to before me this 25th **day of** July, **2024.**
My commission expires: 7/10/27

(SEAL)

NOTARY PUBLIC

SEND TAX BILLS TO:
LM1 Holdings LLC
505 Church St 2104Apt
Nashville, TN 37219

PERSON RESPONSIBLE FOR TAXES:
LM1 Holdings, LLC., A Tennessee Limited Liability Company

PROPERTY ADDRESS:
1414 Bryan Street
Old Hickory, TN 37138

MAP 53-02 PARCEL 51.00