This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23562-SL

Karen Johnson Davidson County
Batch# 1206883 DEEDWARR
11/20/2024 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $527.25
20241120-0090145

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2024.

Notary Public
My Commission Expires: 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brad Bars 6111 Robin Hill Rd Nashville, TN 37205	New Owners	106 13 3K 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Lomah Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brad Bars**, hereinafter called the Grantee(s), 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 Lot No. 66 on THE MAP OF SADLER PLACE, as of record in Book 332, Page 31, Register's Office for said county.

Said Lot No. 66 fronts 50 feet on the westerly side of Sadler Street or Avenue and runs back between parallel lines 165 feet to an alley.

Said property also being described as:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee , and is described as follows:

Being Unit A and Unit B, as well as Limited Common Element Unit "A" and Limited Common Element Unit "B", of Homes at 2117 Sadler, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Homes at 2117 Sadler, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210601-0073206 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners, and Tenants of Homes at 2117 Sadler, a Horizontal Property Regime with Private Elements contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No.

20210601-0073206 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part the same as though copied herein for a more complete identification and description.

Being the same property conveyed to Lomah Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20210601-0073205, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021, and recorded on June 01, 2021.

This is unimproved property located at: **2117 Sadler Avenue, A B C, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2024.

GRANTOR:

Lomah Investments, LLC, a Tennessee Limited Liability Company

By: _____
Derrick Sandoval, Member

By: _____
Kimberley Robertson, Member

By: _____
Ian Robertson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick Sandoval, Member, Kimberley Robertson, Member, and Ian Robertson, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of Lomah Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of November, 2024.

CHARLES D. LICHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Holly A Mason, 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 11/14/24.

Affiant Signature

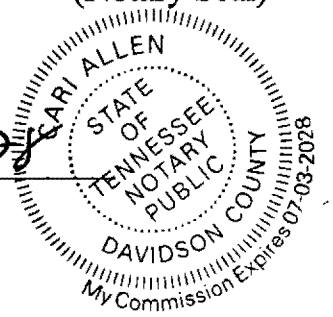
11/18/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of Nov., 20 24

Notary's Signature

(Notary Seal)



My Commission Expires: 7-3-28