Karen Johnson
Batch # 1208220
11/25/2024 10:35:16 AM
Fees: $13.00 Taxes: $740.00
Davidson County
DEEDWARR
2 pgs
20241125-0091895

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
ONEtoCREW, LLC **203 22nd Street** **Old Hickory, Tennessee 37138**	**SAME AS OWNER**	MAP **053** GROUP **07 0** PARCEL **057.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L&L TN R LLC Riverside Series, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

ONEtoCREW, LLC, a Tennessee Limited Liability Company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 32 on the revised plan of Section "F", Village of Old Hickory, as of record in Book 1424, page 131, Register's Office of said County, described as follows:

Beginning at a point in the westerly margin of Riverside Road 63 feet south of the common corner of Lots Nos. 31 and 32; thence in the southerly direction along said road 64.7 feet to a point; thence in a westerly direction across said Lot No. 32, 200 feet to a point in the center line of a private road called Dismukes Road, said point being 100 feet south of the common corner of lots No. 50 and 32; thence in a northerly direction along said Dismukes Road 50 feet to a point; thence in easterly direction across said lot No. 32, 226.5 feet to the point of beginning. According to an unrecorded survey made by N.G. Jenkins, a surveyor, on June 14, 1961.

Being the same property conveyed to Dan Heichelbech by Warranty Deed from Jay Frank Moore, dated June 4, 2019 and filed of record June 11, 2019 in Instrument No. 20190611-0056135, Register's Office for Davidson County, Tennessee. (for value or consideration of $187,000.00) Further conveyed by Quitclaim Deed to IRA Innovations LLC FBO Les Lazarus IRA, dated June 14, 2019 and filed of record July 3, 2019 in Instrument No. 20190703-0065198, said Register's Office. (for value or consideration of $0.00) And further conveyed by Quitclaim Deed to L&L TN, LLC Riverside Series, a Wyoming limited liability company, dated November 4, 2019 and filed of record November 12, 2019 in Instrument No. 20191112-0116280, said Register's Office.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Village of Old Hickory, of record in Book 1424, page 131, said Register's Office.

3. Restrictive Covenants and Easements contained in instrument of record, Deed 1731, page 23, said Register's Office.
4. Easement for the flow of the Cumberland River, as much as thereon may flow, from time to time.
5. Charter of Homeowners Association of record in Book 8290, page 865, of said Register's Office.
6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1806 B Riverside Road, Old Hickory, Tennessee 37138.**

Such an 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 **ONEtoCREW, LLC, a Tennessee Limited Liability Company**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, their heirs and 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 our hands this the 15th day of November 2024.

L&L TN R LLC Riverside Series, a Wyoming Limited Liability Company

By: Les Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Managing Member** of **L&L TN R LLC Riverside Series, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

~~WITNESS my hand and~~ official seal at office this 15th day of November 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

~~Subscribed and sworn to before~~ me on this 15th day of November ~~2024~~.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY