Karen Johnson Davidson County
Batch# 1212041 DEEDWARRSP
12/03/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20241203-0093890

Special Warranty Deed

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of November, 2024. Notary Public My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daphne Harding-Smith	New Owner(s)	071-15-0Z-303.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISCHEY AVENUE PARTNERS GP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAPHNE HARDING-SMITH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 303 of Starlet East Condominium, as established by Declaration for Starlet East Condominium, a Horizontal Property Regime, of record in Instrument No. 20220517-0056860, and being shown on Plat attached thereto as Exhibit B, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to Lischey Avenue Partners LLC, a Tennessee limited liability company by Special Warranty Deed from Amon Ringemann, an individual of record in Instrument No. 20210616-0081660, Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021.

NOTE: Lischey Avenue Partners LLC, a Tennessee limited liability company is now known as Lischey Avenue Partners, GP, a General Partnership (see Acknowledgment of Conversion / Certificate of record in Instrument No. 20220624-0072523, said Register's Office)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1310 Lischey Avenue Unit 303, Nashville, TN 37207, but such 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2024.

Lischey Avenue Partners GP, a Tennessee Partnership

By: _____
Bruce Most, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Lischey Avenue Partners GP, a Tennessee Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2024.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 Nov. 22. 2024.

Affiant Signature

3rd day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 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