WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218597 DEEDWARR
12/20/2024 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241220-0099037

File #24-TLC-0015-PKS

(SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF December, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urban Living, LLC	**New Owner**	
(NAME)	(NAME)	**105-04-0-105**
1209 Saxon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LCS VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

URBAN LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of RE-SUBDIVISION OF LOT 7 AND A PORTION OF LOT 8 ON THE PLAN OF TRIMBLE'S ADDITION of record in Instrument No. 20230721-0056547, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to LCS Ventures, LLC, by Warranty Deed from Nashville Intown Development Co., LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220112-0004427, in the Register's Office of Davidson County, Tennessee, dated January 04, 2022 and recorded on January 12, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of RE-SUBDIVISION OF LOT 7 AND A PORTION OF LOT 8 ON THE PLAN OF TRIMBLE'S ADDITION, as recorded in Instrument No. 20230721-0056547.
* Plat of TRIMBLE'S ADDITION, as recorded in Plat Book 57, Page 53.
* Any and all existing easements and restrictions as shown of record not stated herein

This is _ X___ **unimproved** _____ **improved** property known as: 15 North Hill Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th day of December, 2024.

LCS Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Ronnie Lee Booth, III, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney of the state and county mentioned, personally appeared Ronnie Lee Booth, III, Sole Member of LCS Ventures, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of LCS Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Ronnie Lee Booth, III, Sole Member of LCS Ventures, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 17th day of December, 2024.

C. Loy Carney
Notary Signature

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Printed Name: _____

My commission expires: _____

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 Dec. 17. 2024.

Affiant Signature

20th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th 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