RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LBTG-25223-24

WARRANTY DEED

Karen Johnson
Batch # 1225800
01/13/2025 02:16:50 PM
Fees: $13.00 Taxes: $9,250.00

Davidson County
DEEDWARR
2 pgs

20250113-0002612

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson NK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2025.

NOTARY PUBLIC

My commission expires: _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hudson O'Brien Todd 121 Lasalle Court Nashville, TN 37205	~~Same address as new owner~~ First Horizon Bank 165 Madison Ave Memphis, TN 38103	130-02-0-030

FOR AND IN CONSIDERATION of the sum of TWO MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars ($2,500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE VALLEY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (FORMERLY KNOWN AS TENNESSEE VALLEY HOMES, INC.)**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **HUDSON O'BRIEN TODD,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 23 and the Southerly part of Lot No. 22 in Block 5 on the Plan of COURTS OF BELLE MEADE as of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 23 and the Southerly Part of Lot No. 22 fronts 63 feet 9 inches on the Easterly side of LaSalle Court and extends back 149.0 feet on the Northerly line and 157 feet 4 inches on the Southerly line to a dead line in the rear measuring 67 feet 10-1/2 inches thereon.

Being part of the same property conveyed to Tennessee Valley Homes, Inc., a Tennessee business corporation, by Special Warranty Deed from Belle Meade Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20231103-0086168, in the Register's Office of Davidson County, Tennessee, dated November 01, 2023 and recorded on November 03, 2023.

This conveyance is made subject to all matters as shown on plat of record in Book 547, Page 141; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 121 Lasalle Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 9th day of January, 2025.

GRANTOR:

Tennessee Valley Homes, LLC, a Tennessee limited liability company (formerly known as Tennessee Valley Homes, Inc.)

BY: Lorraine Cash
Lorraine Cash, Authorized Agent
authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of January, 2025, before me, appeared Lorraine Cash, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an authorized agent of Tennessee Valley Homes, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Tennessee Valley Homes, LLC and said Lorraine Cash acknowledged said instrument to be the free act and deed of Tennessee Valley Homes, LLC.

WITNESS my hand and seal, this the 9th day of January, 2025.

Notary Public

HUNTLY GORDON
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 3, 2026
COUNTY OF WILLIAMSON

Printed Notary Name

My commission expires: 8·3·26