1st

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1238124
02/18/2025 02 04 45 PM
Fees $13 00 Taxes $1,702 00

Davidson County
DEEDWARR
2 pgs

20250218-0011843

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF February, 20 25

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Luxe Property Development, LLC, a Tennessee Limited Liability Company	Luxe Property Development, LLC, a Tennessee Limited Liability Company	
(NAME) 3824 and 3826 Saunders Avenue	(NAME) 574 Switchboard Road	061 14 0 041 00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EQUITY PARTNERS GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUXE PROPERTY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Certain units located in Davidson County, Tennessee, being known and designated as Unit A and Unit B of Homes at 3824 & 3826 Saunders Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions Homes at 3824 & 3826 Saunders Drive, a Horizontal Property Regime, of record in Instrument No. 20250212-0010646, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration. Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 3824 & 3826 Saunders Avenue a Horizontal Property Regime with Private Elements of record in Instrument No. 20250213-0011056, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equity Partners Group LLC, A Tennessee Limited Liability Company, by Warranty Deed from Linda K. Armstreet and Robert E. Dufresne, Jr., Wife and Husband, of record in Instrument No. 20240529-0039872, in the Register's Office of Davidson County, Tennessee, dated May 28, 2024, and recorded on May 29, 2024.

Being the same property conveyed to Linda K. Armstreet and Robert E. Dufresne, Jr., by Special Warranty Deed from WM Specialty Mortgage, LLC, of record in Instrument No. 20050304-0024065, in the Register's Office of Davidson County, Tennessee, dated February 18, 2005, and recorded on March 04, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3824 & 3826 Saunders Avenue, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 successor, 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 successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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 hand this 14th day of February, 2025

EQUITY PARTNERS GROUP LLC,
A TENNESSEE ~~LIMITED LIABILITY~~ COMPANY

BY _____
D ~~DYLAN POTTER~~, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public personally appeared D. Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Equity Partners Group LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent

Witness my hand and official seal this 14th day of February, 2025

Commission expires

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

M. L Schodroski
Notary Public