WARRANTY DEED

Karen Johnson Davidson County
Batch# 1245948 DEEDWARR
03/11/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20250311-0018528

G-BR-25-1110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RUSSELL J. MCCANN NOTARY PUBLIC TENNESSEE My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Gray Hodge and Ariadna Mi Dang	New Owner	
(NAME)	(NAME)	**083-13-0-134.00**
1110 Lillian Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **LSP, L.L.C, 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 **WILLIAM GRAY HODGE AND ARIADNA MI DANG,** 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. 127 on the Plan of East Edgefield Addition not of record, described according to a survey by John Kohl, Surveyor, dated January 24, 1984, as follows:

Said part of Lot No. 127 fronts 40 feet on the southerly side of Lillian Street and extends back 170 feet between parallel lines to an alley.

Being the same property conveyed to David S. Engstrom, a single man by Warranty Deed from Billy R. Cannon and Patricia Cannon, husband and wife of record in Instrument No. 20151103-0111871 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 03, 2015.

Being the same property conveyed to LSP, L.L.C., A Tennessee Limited Liability Company by Quitclaim Deed from David S. Engstrom, single of record in Instrument No. 20211004-0132909 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 04, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Restrictive Covenant for Accessory Dwelling, Detached Structure of record as Instrument Number 20230518-0037436 in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs For Regulated Residential infill of record in Instrument Number 20240716-0053564, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1110 Lillian Street, Nashville, Tennessee 37206**.

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 7th DAY OF MARCH, 2025.

LSP, L.L.C

BY: _____
Brendan Donelson
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDAN DONELSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of LSP, L.L.C the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of March, 2025.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Alicia Hamilton, 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

3/7/25.
Date

Affiant Signature

3/7/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON