Karen Johnson Davidson County
Batch# 1255765 DEEDWARR
04/02/2025 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $802.90
20250402-0025094

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:

Elizabeth Vandal
166 N Timber Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:

Same

MAP & PARCEL:

MAP **108**
GROUP **07 0B**
PARCEL **066.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R, LLC 166 Timber Series, a Wyoming limited liability company, (50% undivided interest)
And
L&L TN R, LLC 116 Timber Series, a Wyoming limited liability company, (50% undivided interest)

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Elizabeth Grace Vandal, a single woman

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 66, Building F, of Timber Lake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Units, as set forth in Exhibit A-1 on the Master Deed

Being the same property conveyed to IRA Innovations LLC FBO, Dan Heichelbech IRA 50% and IRA Innovation LLC FBO, Les Lazarus IRA 50% by Special Warranty Deed from Pinnacle Bank of record in Instrument No. 20140224-0015383 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 24, 2014.

Being the same property conveyed to DHB, LLC 166 Timber Series, a Wyoming limited liability company, (50% undivided interest) and L & L TN, LLC 166 Timber Series, a Wyoming limited liability company by Quitclaim Deed from IRA Innovations, LLC fbo Dan Heichelbech IRA (50% undivided interest) and IRA Innovations, LLC fbo Les Lazarus IRA (50% undivided interest) of record in Instrument No. 20191112-0116274 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 12, 2019.

Being the same property conveyed to DHB R, LLC 116 Timber Series, a Wyoming limited liability company, (50% undivided interest) by Quitclaim Deed from L&L TN, LLC 116 Timber Series, a Wyoming limited liability company, (50% undivided interest) of record in Instrument No. 20230217-0011792 Register's Office for Davidson County, Tennessee, dated February 14, 2023 and recorded on February 17, 2023.

Being the same property conveyed to L&L TN R, LLC 116 Timber Series, a Wyoming limited liability company, (50% undivided interest) by Quitclaim Deed from DHB, LLC 166 Timber Series, a Wyoming limited liability company, (50% undivided interest) of record in Instrument No. 20230217-0011793 Register's Office for Davidson County, Tennessee, dated February 14, 2023 and recorded on February 17, 2023.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Timberland Condominiums, of record in Plat Book 5200, page 342 and 6250, page 219 and Master Deed 6549, page 475, said Register's Office.
3. Sanitary Sewer and/or Drainage Easement of record as Book 5856, page 80, said Register's Office.
4. Easement for cable television of record as Book 6587, 204, said Register's Office.
5. Master Deed and By-Laws of record as Book 6549, page 475 and Book 6549, page 520 and Book 6561, page 141 and Book 7153, page 617, said Register's Office.
6. Deeds of Conveyance for utility lines of record as Book 7097, page 120 and Book 7097, page 154, said Register's Office.
7. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **166 N Timber Drive, Nashville, Tennessee 37214**.

Such an 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Elizabeth Grace Vandal, a single woman**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 31st day of March 2025.

DHB R, LLC 166 Timber Series, a Wyoming limited liability company, (50% undivided interest)

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Manager** of **DHB R, LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 31st day of March 2025.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

L&L TN R, LLC 116 Timber Series, a Wyoming limited liability company, (50% undivided interest)

By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Manager** of **L&L TN R, LLC 116 Timber Series, a Wyoming limited liability company, (50% undivided interest),** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 26th day of March 2025.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $217,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March 2025.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording, return to:

CLOSED Nashville, LLC
278 Franklin Rd., Suite 160
Brentwood, TN 37027
o. 615-574-7264

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 31, 2025.

J. Carlton Drumwright

March 31, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 31, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY