Karen Johnson Davidson County
Batch# 1260064 DEEDWARR
04/15/2025 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20250415-0028457

WARRANTY DEED

The actual consideration or value for this transfer is $ 185,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 11 day of APRIL, 2025.

NOTARY PUBLIC
My Commission Expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
LAKESHORE INVESTMENT GROUP, LLC, & 105 Avalon Bay Dr Old Hickory, TN. 37138	New Owner	129 15 0A / 105.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by LAKESHORE INVESTMENT GROUP, LLC and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, DAN SHILSTAT, UN-MARRIED, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

LAKESHORE INVESTMENT GROUP, LLC the GRANTEE herein, its successors, heirs and assigns in fee simple absolute, a certain tract or parcel of land as defined and located in DAVIDSON County, State of Tennessee, described as follows:

Unit No. 105, of Belle Meade Highlands Condominium created under Title 66 Chapter 27, section 101, et seg., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set fourth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being all the same property conveyed to Dan Shilstat by deed FROM Don M. Stotser and wife Anita D. Stotser of record as Instrument 20030917-0137254, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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 heirs and assigns, forever. 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. 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

Covenants Conditions and Restrictions of record in Master Deed of record in Book 791, page 302, Register's Office for Davidson County, Tennessee.

This is improved property known as: 21 Vaughn's Gap Rd. Unit 105, Nashville, TN. 37205

Witness our hands this 11th day of ~~MARCH~~ April, 2025.

DAN SHILSTAT

STATE OF TENNESSEE }
COUNTY OF Rutherford

Personally appeared before me, Leroy S. Ellis, IV, a Notary Public in and for said County and State, the within named DAN SHILSTAT the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 11th day of ~~MARCH~~ April, 2025.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY

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Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4-11-25 (date of document)

Regina Sullo

Affiant Signature

April 14, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of April, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026