WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277715 DEEDWARR
05/27/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250527-0041376

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lee Johnson Eubanks	OATREE FUNDING CORP	105 04 3C 001.00
(NAME) 1257 St John St.	(NAME) 3133 WEST FRY RD #205	
(ADDRESS) Nashville, TN 37210	(ADDRESS) CHANDLER AZ 85226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LMS Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lee Johnson Eubanks**, single man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit No. 1 as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1257 John Street, a Horizontal Property Regime with Private Elements, ("Declaration") of record in Instrument No. 20230303-0015508 in the Register's Office for Davidson County, Tennessee; said Units being depicted on the plat attached as Exhibit "B" to the aforesaid Declaration, and amended by plat attached to the Second Amended Declaration of Covenants, Conditions and Restrictions for Homes at 1257 John Street, of record in Instrument No. 20230411-0026641, to which reference is here made for a more complete and accurate description of the property.

TOGETHER WITH and SUBJECT TO the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at 1257 John Street, a Horizontal Property Regime with Private Elements, including all interests in and to the Common Elements contained within the Declaration as well as the Bylaws appended thereto, along with all applicable amendments, which are incorporated herein by reference.

Being part of the same property conveyed to LMS Homes, LLC from 1257 John St, LLC, a Tennessee limited liability company by Warranty Deed dated January 12, 2022 and recorded on February 28, 2022, in Instrument No. 20220228-0022240, Register's Office for Davidson County, Tennessee.

The above-described property is part of the same property contained in the prior deed and the legal description has been on the above-referenced HPR.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1257 John St., Nashville, TN 37210

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; 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 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. 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 23 day of May, 2025.

LMS Homes, LLC
a Tennessee Limited Liability Company

BY: _____
Matthew Benjamin, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Benjamin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member, and is authorized to execute the instrument on behalf of LMS Homes, LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Managing Member.

Witness my hand and official seal, this the 23 day of May, 2025.

_____
Notary Public
My Commission Expires:
(SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/23/25 (date of document).

Jennifer Russell
Affiant Signature

5/27/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

