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

Karen Johnson Davidson County
Batch # 1289167 **DEEDWARR**
06/24/2025 10 27 08 AM 2 pgs
Fees $13 00 Taxes $943 50
20250624-0049566

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Wesley Horton **PO Box 2003** **Goodlettsville, Tennessee 37070**	**SAME AS OWNER**	MAP **041** GROUP **16 0** PARCEL **013.00**

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,

L&L TN R, LLC, a Wyoming limited liability company

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

Wesley Horton and Susanne M. Horton, husband and wife,

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 Lot No. 120 on the Plan of Section V, Bellshire Estates, of record in Plat Book 2133, page 114, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Fronting 90 feet on the northwesterly side of Tuckahoe Drive and running back on its northerly side 409.1 feet and on its southerly side on a broken line measuring 479.3 feet, to a dead line in the rear measuring 50 feet.

Being the same property conveyed to L&L TN R, LLC, a Wyoming limited liability company, by Executor and Beneficiaries Deed from James Rutherford, Jr., as Executor and Sherri Morrow, James Rutherford, Jr., Frederick Rutherford, Shannda Hamer, and Barry Hamer, Jr. as beneficiaries, dated April 7, 2025 and filed of record April 7, 2025 as Instrument No. 20250407-0026318, Register's Office for Davidson County, Tennessee.

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 Bellshire Estates, of record as Plat Book 2133, page 114, said Register's Office
3. Water Main Easement of record as Book 2343, page 395, said Register's Office
4. Restrictive Covenants contained in instrument of record as Book 2294, page 346 and Book 6399, page 1, said Register's Office
5. 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 **1148 Tuckahoe Drive, Nashville, Tennessee 37207**.

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 **Wesley Horton and Susanne M. Horton, husband and wife**, 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 16th day of June 2025.

L&L TN R, LLC, a Wyoming limited liability company

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, 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 Wyoming limited liability company as such Manager

WITNESS my hand and official seal at office this 16th day of June 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 $255,000 00

AFFIANT

Subscribed and sworn to before me on this 16th day of June 2025.

NOTARY PUBLIC
My Commission Expires. February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD