2025-1647-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305654 DEEDWARR
08/04/2025 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250804-0061342

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 2025

Notary Public
My Commission expires: 4/26/26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ricky Lynn Eden	NOW	053020E00200CO
1414 B BRYAN ST	OWNER	
OLD HICKORY TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **LM1 Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ricky Lynn Eden, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of The Plan of Homes at 1414 Bryan Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20250415-0028519, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20250415-0028519, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to LM1 Holdings LLC., a Tennessee Limited Liability Company, by Warranty Deed, from Paul David Williams dated July 25, 2024 and recorded November 5, 2024 at Instrument Number 20241105-0085837 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**

2. **Subject to the Master Deed, recorded as Instrument #20250415-0028519 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **1414 B Bryan Street, Unit B, Nashville, TN 37138.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that its is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 31st day of July, 2025.

LM1 Holdings, LLC, a Tennessee Limited Liability Company

Marcus Kurth

By:_____
Marcus Kurth, Member

By:_____
Logan Fletcher, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2025, before me, the undersigned authority, a Notary Public of the State and county mentioned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication, Marcus Kurth and Logan Fletcher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **LM1 Holdings, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 31st day of July, 2025.

_____ My Commission Expires: 08/03/2026
NOTARY PUBLIC

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 7/31/25 (date of document).

Affiant Signature

7/31/25

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 7/31/25

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

