Karen Johnson Davidson County
Batch# 1343417 DEEDWARR
11/10/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20251110-0089724

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/1/28 (AFFIX SEAL)

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

T-WM-25-1412

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lyudmila Forostyanaya and Landon Ferrett	**Old National Bank**	
(NAME) **1412 Bryan Street**	(NAME) **One Main Street**	**053-02-0E-001.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Evansville, IN 47708**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LM1 HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYUDMILA FOROSTYANAYA AND LANDON FERRETT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1414 Bryan Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1414 Bryan Street, a Horizontal Property Regime with Private Elements at Instrument No. 20250415-0028519, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being 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, of record in Instrument No. 20241105-0085837, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to LM1 Holdings LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Paul David Williams, dated September 18, 2024 and recorded October 2, 2024, of record in Instrument No. 20241002-0076571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien now due but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 130 and Plat Book 1835, Page 53, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20250415-0028519, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2028, Page 128, in the Register's Office for Davidson County, Tennessee.
- Charter of the Homes at 1414 Bryan Street Homeowners Association, Inc. of record in Instrument Number 20250513-0037497, in the Register's Office for Davidson County, Tennessee.
- Easement(s) as set out in Quitclaim Deed of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.
- Right of Way/Permit to Cumberland Telephone and Tele. Co. Inc. of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Deed of record in Book 2028, Page 128 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Bryan Street, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF NOVEMBER, 2025.

LM1 Holdings LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LM1 HOLDINGS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of November, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Debra Paulsson, 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 11/7/25 (date of document).

D L Paulsson
Affiant Signature

11/10/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of November 2025.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

