Karen Johnson Davidson County
Batch# 1471584 DEEDWARR
09/10/2026 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20260910-0084164

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
TaVonte Pride **342 Stewarts Ferry Pk** **Nashville, Tennessee 37214**	New Owner	MAP **096** GROUP **07 0A** PARCEL **019.00**

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&H TN, LLC, Stewarts Series, a Wyoming Limited Liability Company

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

TaVonte R. Pride, a single man,

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. 3, Unit No. 2, on the plan of Bianca Square Condominiums, of record in Plat Book 5800, page 101, amended in Plat Book 5200, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Bianca Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6162, page 195, amended in Book 6165, page 566, and Book 9885, page 208. Register's Office for Davidson County. Tennessee.

Being the same property conveyed to L&H TN LLC, Stewart Series, a Wyoming Limited Liability Company by Quit Claim Deed dated October 30, 2019 from Dan Heichelbech and Les Lazarus, recorded October 31, 2019, in Instrument Number 20191031-0111925, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Dan Heichelbech and Les Lazarus by Quit Claim Deed dated 10/14/2015 from Mike Maitland, an unmarried man recorded on 10/19/2015 as Instrument Number 20151016-0105769 and 20151019-0106100 in the Official Records of the Davidson County Register of Deeds.

Being the same property previously conveyed to Mike Maitland by Trustee's Deed dated 09/10/2015 from Gage Hampton Snow recorded on 09/15/2015 as Instrument Number 20150915-0093583 in the Official Records of the Davidson County Register of Deeds.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Bianca Square Condominiums, of record as Plat Book 5800, page 101 and amended asPlat Book 5200, page 661 said Register's Office.
3. Master Deed of record as Book 6162, page 195 and amended as Book 6165, page 566 and Book 9885, page 208, said Register's Office.
4. 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 **342 Stewarts Ferry Pk, Nashville, Tennessee 37214.**

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 GRANTEES, 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 8th day of September 2026.

L&H TN, LLC, Stewarts Series, a Wyoming Limited Liability Company

By: Les Lazarus, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Les Lazarus, Member 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, Member of **L&H TN, LLC, Stewarts Series, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Member, 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 Member.

WITNESS my hand and official seal at office this 8th day of September 2026.

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 $189,900.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of September 2026.

NOTARY PUBLIC
My Commission Expires: 7/14/2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 9/9/26.

Holly A

Affiant Signature

9/9/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of Sept., 2026

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028