THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
National Deed Network, Inc.
25400 US Hwy 19 North, Suite 236
Clearwater, FL 33763

After Recording Return To:

New Owner(s) Address and mail tax statements to:
*FIRST AMERICAN TITLE INSURANCE CO.*
*4795 REGENT BLVD, 1010-E*
*IRVING, TX 75063*
*ATTN: RLA - RECORDING*

Karen Y Johnson Davidson County
Batch# 137567 DEEDWARR
09/06/2018 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180906-0088331

Property Tax ID#: 091 09 0J 002.00
Order #: 11060-287861
Ref#: 1100005776

# WARRANTY DEED

This instrument made and entered into on this the 27th day of August, 2018, by and between STEPHANIE MARIE JACOBS LUNTZ f/k/a STEPHANIE MARIE JACOBS a married woman herein joined by her spouse JASON KYLE LUNTZ, as Grantors, and STEPHANIE MARIE JACOBS LUNTZ, a married woman, whose address is 604 B Eastboro Dr, Nashville, TN 37209, as Grantee.

Witnesseth:

That for and in consideration of the sum of $0.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: 091 09 0J 002.00
Commonly Known As: 604 B Eastboro Dr, Nashville, TN 37209

Prior Deed recorded 03/03/2015, in Document 20150303-0018552, Davidson County Court Clerk's Office.

To have and to hold unto the said Grantee, Grantees' successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantee, Grantee's successors and assigns, that Grantors are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Stephanie Marie Jacobs Luntz

STEPHANIE MARIE JACOBS LUNTZ f/k/a
STEPHANIE MARIE JACOBS

Jason Kyle Luntz

JASON KYLE LUNTZ

Subscribed and sworn to before me this the 27th day of August, 2018.

Notary Public
My Commission Expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Name and Address of Property Owner:
STEPHANIE MARIE
604 B. EASTBORO DR.
NASHVILLE TN 37209

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
STEPHANIE MARIE
604 B. EASTBORO DR.
NASHVILLE, TN 37209

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

IN WITNESS WHEREOF, this Grantors have hereunto set a hand and seal on this the date first above written.

Stephanie Marie Jacobs Luntz

STEPHANIE MARIE JACOBS LUNTZ f/k/a
STEPHANIE MARIE JACOBS

Jason Kyle Luntz

JASON KYLE LUNTZ

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, STEPHANIE MARIE JACOBS LUNTZ f/k/a STEPHANIE MARIE JACOBS and JASON KYLE LUNTZ, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantors' free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 27th day of August, 2018.

Tuwana J. Bryant

Notary Public TUWANA J. BRYANT
My Commission Expires 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

**EXHIBIT "A"**

REAL PROPERTY IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING UNIT B, 604 EASTBORO DRIVE TOWNHOMES, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20140811-0071926, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO STEPHANIE MARIE JACOBS FROM JEAN LAFITTE DESIGNS, LLC, BY DEED DATED 03/02/2015 AND RECORDED 03/03/2015 IN/AS INSTRUMENT NO. 20150303-0018552 OF OFFICIAL RECORDS.

APN #: 091 09 0J 002.00

# True Copy Certification

I, MELONY WITTHAUS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

Count of ~~Tarrant~~ Dallas

Personally appeared before me KAREN ADAMS notary public for this county and state, appeared MELONY WITTHAUS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jan 6, 2019

Notary Seal

KAREN E. ADAMS
Notary Public, State of Texas
My Commission Expires
January 06, 2019