This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 162294 DEEDWARR
11/19/2018 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20181119-0113681

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 140,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16th day of November, 2018

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Lumturi Mysja
Luena Mysja
2258 Lebanon Pike, Unit 43
Nashville, TN 37212
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 095030A04200CO

WARRANTY DEED

18NT00687

Effective the 16th day of November, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SUZANNE CARBAUGH FKA SUZANNE THOMAS

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LUMTURI MYSJA, MARRIED AND
LUENA MYSJA, UNMARRIED

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 42 on the Plan of Magnolia Square Condominiums according to the Master Deed of record in Book 6685, page 253, in the Register's Office for Davidson County, Tennessee, and shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed in Book 6685, at page 275, to which reference is made for a more particular description.

Being the same property conveyed to Suzanne Thomas, by Warranty Deed from Thomas R. Street, Jr., an unmarried man, dated 10/07/2010 and recorded 10/08/2010 as Document No. 20101008-0081092, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2258 Lebanon Pk, #42, Nashville, TN 37212.

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. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 November, 2018

Suzanne Carbaugh FKA Suzanne Thomas

Suzanne Carbaugh FKA Suzanne Thomas

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Suzanne Carbaugh FKA Suzanne Thomas, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 16th day of November, 2018.

Katrina Karen Hoff

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

