Karen Johnson Davidson County
Batch# 352800 DEEDWARR
02/04/2020 09:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20200204-0012574

WARRANTY DEED

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11, 20, 23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6705B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher D. Lundquist	American Mortgage Service Co.	093-06-1J-094.00
415 Church Street Apt 1602	11503 Springfield Pike	
Nashville, TN 37219	Cincinnati, OH 45246	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KENNETH E. LEE AND MICHAEL J. SHEPHERD, CO-TRUSTEES OF THE KENNETH E. LEE AND MICHAEL J. SHEPHERD REVOCABLE TRUST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER D. LUNDQUIST, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain condominium located in Davidson County, Tennessee, being Unit No. 1602 of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian Condominium, a Condominium Development of record in Instrument Number 20061004-0122833 and Addendum of record in Instrument Number 20061004-0122834 and Instrument Number 20070711-0082578, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thererof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kenneth E. Lee and Michael J. Shepherd, Co-Trustees of the Kenneth E. Lee and Michael J. Shepherd Revocable Trust by Quitclaim deed from Michael J. Shepherd, unmarried of record in Instrument No. 20150414-0032804, as corrected in Instrument No. 20200121-0007294, Register's Office for Davidson County, Tennessee, dated April 04, 2015 and recorded on April 14, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 415 Church Street Apt 1602, Nashville, TN 37219

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 31st day of January, 2020.

Kenneth E. Lee and Michael J. Shepherd Revocable Trust

BY: _____

Kenneth E. Lee, Co-Trustee

BY: _____

Michael J. Shepherd, Co-Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Kenneth E. Lee, Co-Trustee, and Michael J. Shepherd, Co-Trustee of the Kenneth E. Lee and Michael J. Shepherd Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2020.

SEE ATTACHED

Notary Public

My Commission Expires: _____

File #: 20-6705B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES }

On JANUARY 31, 2020 before me, JERUSHA DAY - NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared KENNETH E. LEE AND MICHAEL J. SHEPHERD
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JERUSHA DAY
COMM. #2166189
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 27, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: JANUARY 31, 2020 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: KENNETH E. LEE	Signer's Name: MICHAEL J. SHEPHERD
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ~~Co TRUSTEE~~ ☐ Guardian of Conservator	☑ Trustee ~~Co TRUSTEE~~ ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing: THE KENNETH E. LEE AND MICHAEL J SHEPHERD REVOCABLE TRUST	Signer is Representing: THE KENNETH E. LEE AND MICHAEL J. SHEPHERD REVOCABLE TRUST

©2017 National Notary Association

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY