Karen Johnson
Batch# 383927
04/09/2020 12:44:52 PM
Fees: $13.00 Taxes: $1,369.00

20200409-0037739

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Wilus	NEW OWNER	155-10-0A-083.1100
(NAME)	(NAME)	
116 Sequoyah Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shawn E. Luskey, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek Wilus, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of McCrory Trace Estates of record in Plat Book 6900, Pages 720 through 723, inclusive, and corrected by Surveyor's Certificate of Correction of record in Book 7825, Page 429, 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 Angel Mario Perez-Reilly and wife, Elizabeth K. Perez-Reilly by Warranty deed from Jacob B. Garren, Jr. and wife, Karen C. Garren of record in Instrument No. 20050815-0096082 Register's Office for Davidson County, Tennessee, dated August 01, 2005 and recorded on August 15, 2005.

Said Angel Mario Perez-Reilly having since died July 16, 2016 leaving Elizabeth K. Perez-Reilly as surviving spouse under tenancy by the entirety.

Being the same property conveyed to Shawn E. Luskey, a single man by Warranty deed from Elizabeth C. Painter, a married woman of record in Instrument No. 20181109-0111104 Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 09, 2018. (

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 116 Sequoyah Lane, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB20116

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 we do covenant with 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 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 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 this 6th day of April, 2020.

Shawn E. Luskey

STATE OF Montana
COUNTY OF Yellowstone

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn E. Luskey, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of April, 2020.

Notary Public

My commission expires: 10.02.2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

SHERRY TIZONO NOTARIAL SEAL STATE OF MONTANA

SHERRY TIZONO
NOTARY PUBLIC for the
State of Montana
Residing at Laurel, Montana
My Commission Expires
October 02, 2023