Karen Johnson Davidson County
Batch# 477145 DEEDWARR
09/16/2020 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,353.20
20200916-0106108

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014322

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $636,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana L. Roberts 2423 Elliot Avenue Nashville, TN 37204	Same address as new owner	118-02-1-C-002.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Thirty Six Thousand and 00/100 Dollars ($636,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW LUNDBERG AND WIFE, WENDI LUNDBERG, AND MATTEO FASSIO AND WIFE, FAYNE HENRIQUEZ FRANCO**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DIANA L. ROBERTS, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, being Unit B on the plan of 2411 Elliott Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as established by Master Deed of record in Instrument #20150527-0048658, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Lundberg and wife, Wendi Lundberg, and Matteo Fassio and wife, Fayne Henriquez Franco, from Michael Lewis and Brent Owens by Warranty Deed dated October 17, 2016 and recorded October 21, 2016 in Instrument #20161021-0111685, said Register's Office.

The address of the herein described property is believed to be 2423 Elliot Avenue, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of September, 2020.

ANDREW LUNDBERG

WENDI LUNDBERG

MATTEO FASSIO

FAYNE HENRIQUEZ FRANCO

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Andrew Lundberg, Wendi Lundberg, Matteo Fassio and Fayne Henriquez Franco, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of September, 2020.

Kayla Jourdan
STATE OF TENNESSEE NOTARY PUBLIC
County of Henry

Notary Public
My commission expires: March 22, 2023

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022