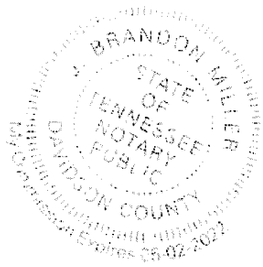
Karen Johnson Davidson County
Batch# 491906 DEEDWARR
10/08/2020 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,610.35
20201008-0116947

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $705,500.00.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2020.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Madeleine Teren Adams Wesley Adams	New Owners	083-09-0-063.00
1313 Gartland Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEREK WILBOR LUNGHINO, TRUSTEE OF THE DEREK WILBOR LUNGHINO REVOCABLE LIVING TRUST DATED DECEMBER 4, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADELEINE TEREN ADAMS AND WESLEY ADAMS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, State of Tennessee, being the Easterly one-half of Lot No. 7 in Block 1 in D.H. Bailey's Subdivision of The Allison Property, a plan of which is Record in Book 161, Page 73, of The Register's Office for Davidson County, Tennessee. Said Easterly one-half of Lot No. 7 fronts Fifty feet on the Northerly Side of Gartland and runs back between parallel lines 160 feet to an Alley.

Being the same property conveyed to The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004 by Warranty deed from Denise Sommer Ceule, unmarried, AKA Denise Jean Ceule of record in Instrument No. 20120723-0064452 Register's Office for Davidson County, Tennessee, dated July 13, 2012 and recorded on July 23, 2012.

Being the same property conveyed to Derek W. Lunghino and Chris Ann Lunghino, husband and wife as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Derek W. Lunghino and Chris Ann Lunghino, Trustee of The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004, Who acquired title as The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004 of record in Instrument No. 20160602-0055694 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on June 02, 2016.

Being the same property conveyed to Derek W. Lunghino and Chris Ann Lunghino, Trustee of The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004 by Quitclaim deed from Derek W. Lunghino and Chris Ann Lunghino, husband and wife as joint tenants with right of survivorship and not as tenants in common of record in Instrument

No. 20160606-0057003 Register's Office for Davidson County, Tennessee, dated May 29, 2016 and recorded on June 06, 2016.

Being the same property conveyed to Derek W. Lunghino by Quitclaim deed from Derek W. Lunghino and Chris Ann Lunghino, Trustee of The of The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004 of record in Instrument No. 20191217-0130149 Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 17, 2019.

Being the same property conveyed to Derek W. Lunghino, Trustee of The Derek Wilbor Lunghino Revocable Living Trust Dated December 4, 2019 by Quitclaim deed from Derek W. Lunghino of record in Instrument No. 20191217-0130196 Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 17, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1313 Gartland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of October, 2020.

The Derek Wilbor Lunghino Revocable Living Trust dated December 4, 2019

By: _____, Trustee
Derek Wilbor Lunghino, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek Wilbor Lunghino, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Derek Wilbor Lunghino Revocable Living Trust dated December 4, 2019, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this **2nd day of October, 2020.**

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

_____
Notary Public

My Commission Expires: 5/3/21

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

