This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 22 day of October, 2020.

Notary Public
My commission expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Karen Johnson Davidson County
Batch# 501862 DEEDWARR
10/27/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201027-0124192

WARRANTY DEED

Address of New Owner:
Krista R. Gaskin-Liney
2720 Eastland Avenue
Nashville, TN 37206

Send Tax Bill to:
NEW OWNER
1929 RIVERWOOD DRIVE
NASHVILLE, TN 37216

Tax Information:
084-05-0-038.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY LUCIDO AND MEGHAN LUCIDO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTA R. GASKIN-LINEY, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Tiffany Terrace, of record in Book 2854, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 117.0 feet on the easterly side of Eastland Avenue and extends back between lines 125.0 feet on the North line and 150.0 feet on the South line to the West line of Lot No. 11, measuring 120.7 feet thereon.

Being the same property conveyed to Anthony Lucido, a single man, by deed from Amanda Dean, as Trustee for The Wall Family Trust, dated 06/20/2016, of record in Instrument No. 20160623-0064080, Register's Office for said County.

Meghan Lucido, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2720 Eastland Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22 day of October, 2020.

Anthony Lucido

Meghan Lucido

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Lucido and Meghan Lucido, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of October, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024