Karen Johnson Davidson County
Batch# 515110 DEEDWARR
11/12/2020 10:30:21 AM 2 pgs
Fees: $13.00 Taxes: $4,802.60
20201112-0133143

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,298,000.00**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James E. Rossi, Trustee of the James E. Rossi Trust UAD February 19, 2019	NEW OWNER	**Map 141-00-0 Parcel 040.00**
7704 Scenic River Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lael M. Luedtke and Gary D. Highland, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E. Rossi, Trustee of the James E. Rossi Trust dated February 19, 2019

HEREINAFTER CALLED THE GRANTEES, 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. 9 on the Final Plat of Scenic River Farms, of record in Plat Book 9700, Pages 553 and 554, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lael M. Luedtke and Gary D. Highland, wife and husband, by Warranty Deed dated September 16, 2015 from Phillip L Levitan and Susan Levitan, husband and wife, of record in Instrument No. 20150918-0094855, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 9700, Pages 553 and 554, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenant for Detached Structure contained in instrument of record in Instrument No. 20010403-0032232, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants on Scenic River Farms, Inc., of record in Book 9573, Page 945, said Register's Office. (4) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government of record in Book 9545, Page 58, said Register's Office. (5) Landscape Agreement of record in Book 10744, Page 855, said Register's Office. (6) Easement Agreement of record in Book 10267, Page 986, said Register's Office. (7) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__x__) Unimproved (____) property, known as **7704 Scenic River Lane, Nashville, TN 37221**

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 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/our hand(s) this **9th** day of **November, 2020.**

Lael M. Luedtke

Gary D. Highland

STATE OF Iowa)
COUNTY OF Madison)

Personally appeared before me, a Notary Public of said County and State, **Lael M. Luedtke and Gary D. Highland,** the within named sellers, 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 official seal at St. Charles (city), Iowa (state), this ~~9th~~ 7th day of **November, 2020.**

Diane M. Daniels
Notary Public

DIANE M. DANIELS
Commission Number 155652
My Commission Expires
April 05, 2023

My Commission Expires: 4-5-2023