39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 524733 DEEDWARR
12/04/2020 12:27:27 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201204-0141186

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-3300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Bethany Noel Lopusnak	CapStar Bank	136 05 0 011.00
(NAME)	(NAME)	
2917 Harbor Lights Drive	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Chris Eslick* married, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Bethany Noel Lopusnak and Andrew Lopusnak, wife and husband, hereinafter called the GRANTEE(S), his/her/their 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. 29, as shown on the map entitled Section Two of Bayview, of record in Plat Book 9700, Page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chris Eslick, unmarried man by Warranty Deed from Andrew S. Burton and wife, Amanda K. Burton, dated 03/13/2017 and recorded 03/15/2017, of record in Instrument 201703150025270, Register's Office for Davidson County, Tennessee.

*Lindsey Eslick joins in this instrument to convey any and all interest in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2917 Harbor Lights Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1001723
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of November, 2020.

Chris Eslick

Lindsey Eslick

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Eslick and Lindsey Eslick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2020.

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr.
State of Tennessee Notary Public
Williamson County