Karen Johnson Davidson County
Batch# 532756 DEEDWARR
12/14/2020 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20201214-0146628

Returned:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2020.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas D. Lininger **Karyn Lininger**	Lininger Injurylawyer	**104060A05400CO**
3415 West End Avenue Unit #606	7803 Madison Ave Ste 730	
Nashville, TN 37203	Citrus Heights CA 95610	

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

Steve Seidl married man

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

Thomas D. Lininger and Karyn Lininger, husband and wife

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 Unit No. 606 of Continental Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Continental Condominiums of record in Book 5200, Pages 399, 400, and 401, as amended in Book 6135, Page 788, and Book 6435, Page 549, in the Register's Office for Davidson County, Tennessee, and subject to the provision and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Steve Seidl, a single man, by Warranty Deed from Carla McCombs and Paul McCombs, wife and husband, dated August 27, 2018, of record in Instrument No. 20180827-0084911, Register's Office for Davidson County, Tennessee. Subject property was never the sole primary residence of said Grantor, his spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20150213-0013355 and Book 6465, page 679, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3415 West End Avenue Unit #606, Nashville, TN 37203.

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 and assigns forever; and we do covenant with 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 in 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.

_____ Date: 12-7-2020
Steve Seidl

STATE OF Ohio

COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Steve Seidl, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 08-14-2022

NOTARIAL SEAL
STATE OF OHIO

SAMUEL DAVID PATE
Notary Public, State of Ohio
My Commission Expires 08-14-2022

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)

