THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 592547 DEEDWARR 03/16/2021 10:49:30 AM 3 pgs Fees: $18.00 Taxes: $1,720.50 20210316-0034577	STATE OF Tn) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00 Affiant Subscribed and sworn to before me, this 11 day of March, 2021. Notary Public My Commission Expires: 11-6-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Tadas Kazimieras Rimkus and Deborah Joyce Luessen 2309 A 23rd Ave N Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-02-4M-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY RYAN ECKINGER, SINGLE** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **TADAS KAZIMIERAS RIMKUS AND DEBORAH JOYCE LUESSEN, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 2309 23rd Ave. North Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2309 Twenty-Third Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200619-0065977, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to JEFFREY RYAN ECKINGER, SINGLE, by deed from SHIRLEY DUNCAN PETERS, FLORENCE KEYE DUNCAN WOODS, JAMES EUGENE DUNCAN, LARRY DOUGLASS DUNCAN, MARIE DUNCAN, LAMAR DUNCAN, ANTHONY DUNCAN, TESSA DUNCAN, COREY GILBERT, ROBIN JOBE, CHRISTOPHER GILBERT AND ELAINE DUNCAN, of record as Instrument No. 20200619-0065976, dated June 5, 2020, said Register's Office.

This is improved property commonly known as: **2309 A 23rd Ave N, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of March, 2021.

JEFFREY RYAN ECKINGER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY RYAN ECKINGER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of March, 2021.

Notary Public
My Commission Expires:

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, 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 Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON