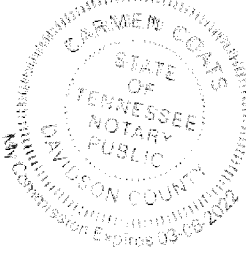
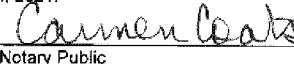


Karen Johnson Davidson County
Batch# 594226 DEEDWARR
03/17/2021 02:48:30 PM 4 pgs
Fees: \$23.00 Taxes: \$6,086.50
20210317-0035519

WARRANTY DEED 		STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$1,645,000.00.  SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 TH DAY OF MARCH, 2021.  Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Sidwell & Barrett, PC Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300		
ADDRESS NEW OWNER(S) AS FOLLOWS: Theodor Capitani Vonkurnatowski (NAME) 4405 Lealand Lane (ADDRESS) Nashville, TN 37204 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: NEW OWNER (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	MAP PARCEL NUMBERS 132 09 0J 001.00 (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, Derek B. Mason and Leighanne Mason, Trustees of the Derek B. Mason and Leighanne Mason Revocable Trust of January 13, 2014, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Theodor Capitani Vonkurnatowski, a single man, hereinafter called the GRANTEE(S), and/or 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 A on the Plan of 4405 Lealand Lane Cottages as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20131003-0104069, in the Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said units as set forth in said Declaration, reference is hereby made for a more complete description.

Being the same property conveyed to Derek Mason and Leighanne Mason, husband and wife by Warranty Deed from Castleridge Home Builders, LLC, dated 05/16/2014 and recorded 05/20/2014, of record in Instrument 201405200043229, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek B. Mason and Leighanne Mason, Trustees of the Derek B. Mason and Leighanne Mason Revocable Trust of January 13, 2014 by Quit Claim Deed from Derek Mason and Leighanne Mason, husband and wife, dated 08/20/2014 and recorded 08/25/2014, of record in Instrument 201408250077169, Register's Office for Davidson County, Tennessee.

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 ☒

4405 Lealand Lane, Nashville, TN 37204
 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

(House Number)

(Street)

(P.O. Address)

(City or Town)

(Postal Zip)

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 10 day of March, 2021.

Derek B. Mason and Leighanne Mason, Trustees of the Derek B. Mason and Leighanne Mason Revocable Trust of January 13, 2014.

By: [Signature]

By: Derek B. Mason
Its: Trustee

Leighanne Mason
By: Leighanne Mason
Its: Trustee

State of Alabama
County of Lee

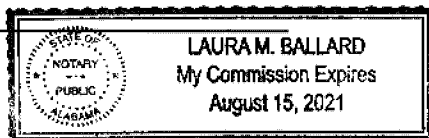
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek B. Mason, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Trustee of Derek B. Mason, Leighanne Mason, Trustees of the Derek B. Mason, and Leighanne Mason Revocable Trust of January 13, 2014, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of March, 2021.

Laura M. Ballard

Notary Public:

My Commission Expires:



State of TN
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leighanne Mason, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Derek B. Mason, Leighanne Mason, Trustees of the Derek B. Mason, and Leighanne Mason Revocable Trust of January 13, 2014, the bargainer, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

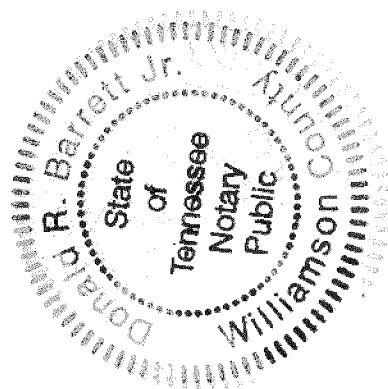
Witness my hand and Official seal this 15 day of March, 2021.

Notary Public:

My Commission Expires: 8/15/21

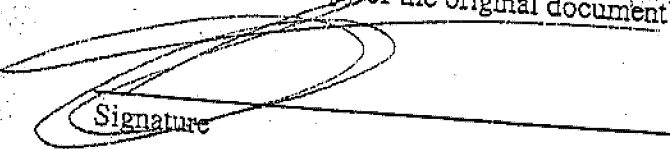
RETURN TO:

**Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027**



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

