Karen Johnson Davidson County
Batch# 632735 DEEDWARR
05/10/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210510-0062744

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333735**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Josh Luebker and Sarah Elizabeth Luebker 4604 Sterling Cross Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 14 0B 077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Campobasso, an unmarried man, and Steven Catalano, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Josh Luebker and Sarah Elizabeth Luebker, husband and wife**, ("Grantees"), its 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 Lot No. 77 on the Plan of Cluster Lot Development Winfield Park Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, revising Plat Book 9700, Pages 765 Through 768, inclusive, 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 Matthew Campobasso, an unmarried man, and Steven Catalano, a married man by Quitclaim Deed from Matthew J. Campobasso, unmarried of record in Instrument No. 20200724-0081539, in the Register's Office of Davidson County, Tennessee, dated July 9, 2020 and recorded on July 24, 2020.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cluster Lot Development Winfield Park Phase 1, Section 1, Revision 1, as recorded in Instrument No. 20010313-0024108.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691.

Easement for Ingress and Egress and Cross Use Agreement, recorded in Book 5552, Page 857.

Easement recorded in Book 11124, Page 852 and Book 11628, Page 204.

Certification of Duly Adopted Resolution (081815) recorded in Instrument No. 20160211-0013422.

This is improved property located at 4604 Sterling Cross Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has 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 binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 3rd day of May, 2021.

Steven Catalano

Matthew Campobasso

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Catalano and Matthew Campobasso, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGRITY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23