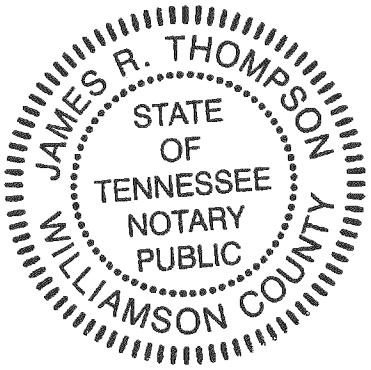


STATE OF TENNESSEE
COUNTY OF Davidson ~~Williamson~~

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public

My commission expires: 6-18-25

THIS INSTRUMENT WAS PREPARED BY
Cruikshank Ersin, LLC
6065 Roswell Road, Ste 680
Atlanta, GA 30328

Karen Johnson Davidson County
Batch# 688107 DEEDWARR
07/30/2021 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20210730-0103164

WARRANTY DEED

Address of New Owners as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRIAN DANIEL	Evansville Teacher Credit Union	**072-14-3J-001.00**
1407 STRAIGHTWAY AVENUE	1200 Forest Bridge Rd.	
NASHVILLE, TN 37206	Louisville, KY. 40223	

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 acknowledged, We,

LUCAS J. RAND and SARAH ANN RAND

Hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

BRIAN DANIEL, UNMARRIED

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 A of the Homes At 1407 -1409 Straightway, a Horizontal Property Regime with Private Elements, a planned unit development, as shown on Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for Homes At 1407 -1409 Straightway, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103, filed for record as Instrument Number 20151023-0108088, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 1407-1409 Straightway, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20151023-0108088 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lucas J. Rand and Sarah Ann Rand, husband and wife by Warranty deed from ASPEN Construction Investments, LLC, a Tennessee limited liability Company of record in Instrument No. 20160623-0063856 Register's Office for Davidson County, Tennessee, dated

June 10, 2016 and recorded on June 23, 2016. (Value of consideration shown in aforementioned deed $422,700.00.) Being also known as 1407 Straightway Ave A Nashville, Tennessee 37206.

This is improved ☒ unimproved ☐ property known as **1407 STRAIGHTWAY AVENUE, NASHVILLE, TN 37206**.

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 I/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.

Witness my/our hand(s) this 29 day of July, 2021.

SARAH ANN RAND

LUCAS J. RAND

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, a Notary Public of said County and State, LUCAS J. RAND and SARAH ANN RAND, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of July, 2021.

Notary Public

Rebecca Shannon

Printed Notary Name

My Commission Expires: 1/25/2025

REBECCA SHANNON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES 01/25/2025

Our File No.: **16-0242**

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-29-2021.

Date

Affiant Signature

7-29-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of July, 20 21.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON