BOX 10-A

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13189-LV

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 709120 **DEEDWARR**
09/02/2021 11:16:38 AM 2 pgs
Fees: $13.00 Taxes: $1,613.20

20210902-0118427

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $436,000.00.

Affiant

KELLY D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 31st day of August, 2021.

Notary Public
My Commission Expires: 10/2/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Reid Elbein 4969 Tulip Grove Lane Hermitage, TN 37076	SAME	086 04 0B 092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Margarita Cyprus FKA Margarita Busciglio, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Reid Elbein**, hereinafter called the Grantee(s), his/her/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 Lot No. 47 on the Plan of Section Three, Sunset Oaks of record in Plat Book 9700, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margarita Busciglio and Timothy Cyprus, tenants in common with right of survivorship, by Quitclaim Deed from Timothy Cyprus and Margarita Busciglio, of record in Instrument No. 20161014-0108771, in the Register's Office for Davidson County, Tennessee, dated October 4, 2016 and recorded on October 14, 2016.

Being the same property conveyed to Timothy Cyprus and Margarita Busciglio, by Warranty Deed from Ada Thaxter, unmarried, of record in Instrument No. 20160527-0053449, in the Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 27, 2016.
Timothy Cyprus died on November 9, 2020 leaving Margarita Cyprus FKA Margarita Busciglio as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **4969 Tulip Grove Lane, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 31st day of August, 2021.

GRANTOR:

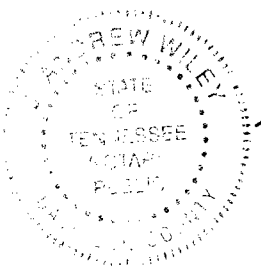
Margarita Cyprus

Margarita Cyprus

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Margarita Cyprus, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2021.



Notary Public
My Commission expires: NOV 0 8 2021