WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: RES-21-4019

Karen Johnson Davidson County
Batch# 718221 DEEDWARR
09/16/2021 12:02:34 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20210916-0124636

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Andrew [illegible]. Lichliter and Marissa [illegible]. Mencio	owners	132-01-0J-002.00 CO
(NAME)	(NAME)	
4019 Albert Drive Nashville, TN 37204		
(ADDRESS)	(ADDRESS)	

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, I, **EMILY BLAIR STEAKLEY N/K/A BLAIR STEAKLEY LUND, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ANDREW LICHLITER AND MARISSA MENCIO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit "B" #4019 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20111227-0100404, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed from Lance A. Cunningham and wife, Jean E. Cunningham, to Emily Blair Steakley, an unmarried woman, by Warranty Deed dated July 10, 2015, recorded July 16, 2015, in Instrument No. 20150716-0069168, in the Register's Office of Davidson County, Tennessee.

Jonathan Lund joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4019 Albert Drive, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and 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), 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 15th day of September, 2021

Blair Steakley Lund

Blair Steakley Lund

Jonathan Lund

Jonathan Lund

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2021, before me personally appeared Blair Steakley Lund and Jonathan Lund, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

Notary Signature
My commission expires: 3/6/24

