Karen Johnson Davidson County
Batch# 731149 DEEDWARR
10/06/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20211006-0134558

Name and Address of New Owner:
Doug Altenbern
5425 Kentucky Avenue
Nashville, TN 37209

Send Tax Bills To:
LINCOLN HOME LOANS, LLC
410 BURTON HILLS BLVD, STE 200
NASHVILLE, TN 37215

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 091-06-4L-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David A. Libardi and Patricia M. Libardi, Trustees of The Libardi Family Trust dated May 22, 2021**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Doug Altenbern, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain townhome located in Davidson County, Tennessee, being Unit No. 5501C of 5501 Kentucky Avenue Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions, By-Laws and Homeowners' Association establishing 5501 Kentucky Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20180203-0014244, as Amended in Instrument Number 20180301-0019349, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit " A" to said Amended Declaration; together with a percentage interest in the common elements as set forth In said Declaration.

Being the same property conveyed to David A. Libardi and Patricia M. Libardi, Trustees of The Llbardi Family Trust, dated May 22, 2012 from Jenkins Development Company, LLC, by Warranty Deed dated 11/27/2018 and recorded 12/04/2018 in Instrument No. 20181204-0118344, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2021.

The Libardi Family Trust dated May 22, 2021

By: _____(SEAL)
David A. Libardi, Trustee

By: _____(SEAL)
Patricia M. Libardi, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 2021, before me personally appeared David A. Libardi and Patricia M. Libardi, Trustees of The Libardi Family Trust dated May 22, 2021, 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 30th day of September, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of September, 2021.

Notary Signature
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/05/2021 (date ~~of document~~).

Affiant Signature

10/05/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025