When recorded, return to:
Rudy Title and Escrow
608 Shelby Avenue
Nashville, TN 37206
File Number: LR-AB-21-536

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14756-RL-s

Karen Johnson Davidson County
Batch# 771245 **DEEDWARR**
12/09/2021 02:36:59 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00

20211209-0163582

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$540,000.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2021.

Notary Public
My Commission Expires: 9.20.25

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lucas Mahlstadt 536 Cold Stream Place Nashville, TN 37221	Lucas Mahlstadt 536 Cold Stream Place Nashville, TN 37221	155 07 0A 052.00

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, we, **Marc A. Rigsby and Shayla M. Rigsby, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lucas C. Mahlstadt, a married man**, 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 Lot No. 63 on the Plan of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green) of record Plat Book 9700, Page 390, 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 Marc A. Rigsby and Shayla M. Rigsby, Husband and Wife, by Warranty Deed from Danny G. Shinn and Wife, Lindsay Marie Shinn, of record in Instrument No. 20171002-0100615, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

This is improved property located at: **536 Cold Stream Place, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2022**, 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 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 3rd day of December, 2021.

GRANTOR:

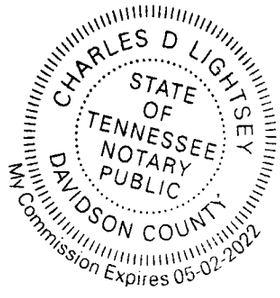
Marc A. Rigsby

Shayla M. Rigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marc A. Rigsby and Shayla M. Rigsby, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of December, 2021.



Notary Public
My Commission expires: 5/2/22

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAYLA M. RIGSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

