(1)

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 3rd day of November, A.D., 2021, by and between

Maxwell Cundiff and Haley Cundiff f/k/a Haley Feightner husband and wife

First Parties, and Brandon Lapsys, a single man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1306, Block No. 21 on the Plan of No. 2 of West Nashville of record in Plat Book 57, Page 172, 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 Maxwell Cundiff and Haley Feightner, joint married by Deed dated March 14, 2019 from David Brent Morris and Marissa Lynne Watson, husband and wife, recorded March 20, 2019, in Instrument Number 20190320-0025277, in the Official Records of Davidson County, Tennessee. Haley Feightner having since changed her name to Haley Cundiff.

OWNER:
Brandon Lapsys
1272 Olive St.
Denver, CO 80220

RESPONSIBLE TAXPAYER:
Cap Star Bank
2002 Richard Jones Rd
Nash, TN 37215

Karen Johnson Davidson County
Batch# 781695 DEEDWARR
12/30/2021 09:05:45 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00

20211230-0171578

CLT # 97-7-76.01

MR-BR-8509648

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____
Maxwell Cundiff

x _____
Haley Cundiff f/k/a Haley Feightner

✓STATE OF TENNESSEE

✓COUNTY OF DAVIDSON

Personally appeared before me, Maxwell Cundiff and Haley Cundiff f/k/a Haley Feightner husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2021.

✓ _____
Notary Public

My Commission Expires: ✓ 10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

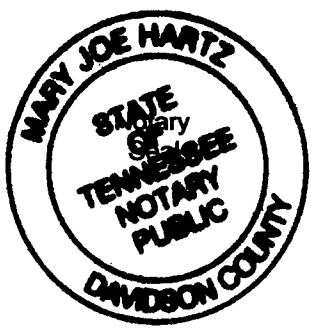
OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 680,000.00.

Gabriel Lipsyc
Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 17th day of December, 2021.



Mary Joe Hartz
Signature of Notary Public

Mary Joe Hartz
Printed Name of Notary

September 2, 2024
Commission Expiration