# WARRANTY DEED

Karen Johnson Davidson County
Batch# 793926 DEEDWARR
01/21/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $8,584.00
20220121-0008228

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,320,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF January,2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-1-23
(AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 054 |
|---|---|---|
| **Jeanine L. Lunardi**<br>**3029 Lakeshore Drive**<br>**Old Hickory, Tennessee**<br>**37138** | **SAME AS OWNER** | GROUP **09 0A**<br><br>PARCEL **010.00** |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Brandon Ingram and Heidi Ingram, husband and wife**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Jeanine L. Lunardi, Trustee of**
**The Jeanine L. Lunardi Survivor's Trust dated January 13, 1997**

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 all of Lot No. 10, on the Final Plat, Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of LakeMeade, Phase II, as shown by plat appearing of record in Instrument No. 20040903-0106917, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brandon Ingram, married, by Warranty Deed from Danny James Yates, unmarried, and Janice F. Yates, unmarried, dated November 30, 2012 and filed of record December 18, 2012 in Instrument No. 20121218-0116430, Register's Office for Davidson County, Tennessee.

HEIDI INGRAM JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3029 Lakeshore Drive, Old Hickory, Tennessee 37138.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hand and official seal at office this 13th day of January, 2022.

Brandon Ingram

Heidi Ingram

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brandon Ingram and Heidi Ingram, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Concord Title Nashville
3000 Meridian Blvd., Suite 140,
Franklin, TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, **Nick Harris**, 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 **1-13-2022**.

Affiant Signature

**1-13-2022**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **January**, 20**22**.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date