Karen Johnson Davidson County
Batch# 796501 DEEDWARR
01/28/2022 08:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20220128-0010224

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Philip S. Lanzafame and Melinda S. Lanzafame, Trustees or their Successors in Trust of the Lanzafame Family Trust u/d/t July 13, 2017	Philip S. Lanzafame and Melinda S. Lanzafame, Trustees or their Successors in Trust of the Lanzafame Family Trust u/d/t July 13, 2017 → 3617 Sierra Vista Ave Glendale CA 91208	104-06-0A-028.00-CO

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, **Poplar Creek Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **of Philip S. Lanzafame and Melinda S. Lanzafame, Trustees or their Successors in Trust of the Lanzafame Family Trust u/d/t July 13, 2017 dated July 13, 2017,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Apartment No. 404 of the Continental Condominiums, as shown by plat and survey of record in Plat Book 5200, page 399, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Geneva Bradley by Warranty deed from Kimberly D. Adcock of record in Book 8806, page 902, Register's Office for Davidson County, Tennessee, dated December 04, 1992 and recorded on December 07, 1992. (Value or consideration shown in aforementioned deed $58,500.00.)

Being the same property conveyed to Pamela Yates by Quitclaim deed from Pamela Yates, Executrix of the Estate of Geneva Walker Bradley of record in Book 9792, page 678, Register's Office for Davidson County, Tennessee, dated August 15, 1995 and recorded on September 12, 1995.

Being the same property conveyed to W. Casey Reed by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20010531-0056397 Register's Office for Davidson County, Tennessee, dated May 22, 2001 and recorded on May 31, 2001.

Being the same property conveyed to Walker Casey Reed by Quitclaim deed from Stephanie Marie Mouton Reed of record in Instrument No. 20111109-0087775 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on November 09, 2011.

Being the same property conveyed to Popular Creek Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Walker Casey Reed, married of record in Instrument No. 20210930-0131850 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on September 30, 2021.

This conveyance is subject to all conditions, covenants, restrictions, easements &

planning documents of record not stated herein and current year's & subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 3415 West End Avenue 404 Nashville, Tennessee 37203. (Address for Informational Purposes Only).

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 13th day of January, 2022.

Poplar Creek Properties, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Chris Meadors, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ of the state and county mentioned, personally appeared Chris Meadors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Poplar Creek Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Chris Meadors as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in _____, this 13th day of January, 2022.

_____
Notary Signature

See attach - Jen Vargas

Printed Name:_____

My commission expires:_____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of January, 2022.

see attach - Jen Vargas

Notary Public
My commission expires:_____
File No. 2021-866

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Napa)

On 1/13/2022 before me,
Jeri L. Vargas,
Notary Public personally appeared Chris Meadors

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

JERI L. VARGAS
Notary Public - California
Napa County
Commission # 2323231
My Comm. Expires Mar 8, 2024

Certificate of Authenticity

I, Tonya Loftin, 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 **January 13, 2022**.

Date

Tonya Loftin
Affiant Signature

January 19, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19th day of January, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)