Karen Johnson Davidson County
Batch# 807060 DEEDWARR
02/17/2022 09:13:39 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20220217-0018383

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me, this the 14th day of February, 2022. Notary Public My commission expires: 1-6-25

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The 2015 Lucas Family Trust	New Owners	093-13-2B-008.00-CO
1208 Waterstone Boulevard		
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMBER PRICE, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AERON JAMES LUCAS AND CATHERINE MCNALLY LUCAS, TRUSTEES OF THE 2015 LUCAS FAMILY TRUST DATED DECEMBER 29, 2015**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 6, as established in Declaration of Covenants, Conditions and Restrictions for Maverick Row, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171207-0125206, amended at Instrument Nos. 20180118-0005412 and 20190627-0062170, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A-1" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Maverick Sigler, LLC by Special Warranty deed from Alice D. Fanning and Bobby D. Fanning of record in Instrument No. 20160916-0097811 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 16, 2016.

Being a portion of the same property conveyed to Maverick Sigler, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Angela B. Parks of record in Instrument No. 20170109-0002518 Register's Office for Davidson County, Tennessee, dated January 6, 2017 and recorded on January 9, 2017.

Being a portion of the same property conveyed to Maverick Sigler, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Maverick Sigler, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171207-0125207 Register's Office for Davidson County, Tennessee, dated December 7, 2017 and recorded on December 7, 2017.

Being the same property conveyed to Amber Price, a married woman by Warranty deed from Maverick Sigler, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200625-0068479 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 25, 2020.

**Grantor warrants that the subject property was never her marital residence and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1110 Sigler Street, Nashville, TN 37203, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of February, 2022.

Amber Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 14th day of February, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm. Exp. May 2, 2022
COUNTY OF DAVIDSON