THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339843** Karen Johnson Davidson County Batch# 823386 DEEDWARR 03/16/2022 01:27:23 PM 2 pgs Fees: $13.00 Taxes: $925.00 20220316-0030802	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2022. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Barry J. Tamburin and Luke Tamburin 3831 West End Avenue, Unit 21 Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-12-0C-021.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Vic Lineweaver, II, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barry J. Tamburin and Luke Tamburin, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 21, on the Horizontal Property Regime for 3831 Condominium, as recorded in the Master Deed of record in Book 5699, page 857 and as shown on plat of record in Book 5200, page 302, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to TIFFANY L. LINEWEAVER and ROBERT V. LINEWEAVER, II, by deed from JEFFREY T. MEALER AND MICHAEL E. TABERS, of record in Book 9040, page 811 , dated July 29, 1993 , said Register's Office.

Being further conveyed to ROBERT VIC LINEWEAVER, II, by quitclaim deed from TIFFANY L. LINEWEAVER, of record in Instrument No. 20010330-0030785, dated March 19, 2001, said Register's Office.

Said property is not the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 103-12-0C-021.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 302, said Register's Office.

Master Deed of record in Book 5699, page 857, said Register's Office.

This is improved property located at 3831 West End Avenue, Unit 21 Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of March, 2022.

Robert Vic Lineweaver, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Vic Lineweaver, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024