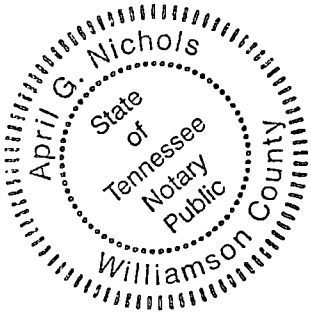
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 840316 DEEDWARR
04/18/2022 09:28:28 AM 2 pgs
Fees: $13.00 Taxes: $2,845.30

20220418-0043933

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Coleman N. Lannum, III and Christine M. Lannum 117 30th Ave N.#705 Nashville, TN 37203	New Owner	104-02-0W-705-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gayle Sisler, LLC, an Ohio limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Coleman N. Lannum, III and Christine M. Lannum, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 705 together with Parking Space No. 47B together with the appurtenant interest in the common elements of WEST END LOFT, II CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Instrument 20030701-0091161, amended in Instrument 20050106-0002529, Instrument 20151201-0121050, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Gayle H. Sisler, married, by Warranty Deed from Benjamin Herron, a married person, dated 04/29/2013, of record in Instrument 20130430-0042794, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gayle Sisler, LLC, an Ohio limited liability company, by Quitclaim Deed from Gayle H. Sisler, married, dated 02/10/2020, of record in Instrument 20200228-0022213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: **117 30th Ave N.#705, Nashville, TN 37203**

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 this the 6th day of April, 2022.

Gayle Sisler, LLC

BY: _____
Gayle Sisler, Sole Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gayle Sisler, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Sole Manager of Gayle Sisler, LLC, the within named bargainor, a limited liability company, and that she as such Sole Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Gayle Sisler as such Sole Manager.

Witness my hand and official seal, this the 6th of April, 2022.

_____
Notary Public

My Commission Expires: 10/11/25

