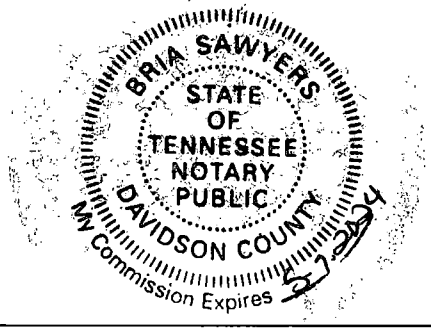


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 425,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan P. Luther	New Owner	15002046200
(NAME) 3041 Brantley Dr.	(NAME)	
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

LORRAINE S. DAVIS AND BRIAN S. DAVIS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN P. LUTHER, AN UNMARRIED MAN,

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 Lot No. 19 on the Plan of Percy Priest Meadows Addition, Section Once, of record in Plat Book 6900, Page 513, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian S. Davis and wife, Lorraine S. Davis by Deed dated September 16, 1991 from Commercial Federal Mortgage Corporation, recorded September 20, 1991, in Book 8447, Page 252, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3041 Brantley Drive, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 865501 **DEEDWARR**
06/01/2022 09:59:53 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220601-0063036

LT&E File #18975

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/our hand(s) this 26th day of May, 2022

Lorraine S. Davis

Brian S. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2022, before me personally appeared Lorraine S. Davis and Brian S. Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2022.

Notary Signature
My commission expires: 11/3/25

