THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 2 Cadillac Drive Brentwood, TN 37027 P22-10065-PL	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,025.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MAY, 2022 Notary Public MY COMMISSION EXPIRES 5-3-2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 867083 DEEDWARR
06/03/2022 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.59
20220603-0064358

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leandro Vlastaris	new owner	
58 Nickleby Down	58 Nickleby Dwn	172-01-0A-050.00-CO
Brentwood, TN 37027	Brentwood TN 37027	
(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, **Keith Fawcett and Syliva Ericson Fawcett, Co-Trustees of The Fawcett Living Trust, U/A/D February 8, 2018,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leandro Vlastaris, As His Sole and Separate Property,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 50 on the Plan of Copperfield Revised of record in Plat Book 6900, Page (s) 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith Fawcett and wife, Sylvia E. Fawcett by Warranty deed from Advantage Builders Inc of record in Book 8941, page 928, Register's Office for Davidson County, Tennessee, dated May 06, 1993 and recorded on May 07, 1993.

Being the same property conveyed to The Fawcett Living Trust, Keith Fawcett and Sylvia Ericson Fawcett, Trustees by Quitclaim deed from Keith Fawcett and wife, Sylvia E. Fawcett of record in Instrument No. 20180212-0013629 Register's Office for Davidson County, Tennessee, dated February 08, 2018 and recorded on February 12, 2018.

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 is improved property known as **58 Nickleby Down, Brentwood, TN 37027**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 16th day of May, 2022.

The Fawcett Living Trust

By: Keith Fawcett, Trustee
Keith Fawcett, Trustee

By: Sylvia Ericson Fawcett, Trustee
Sylvia Ericson Fawcett, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State aforesaid, personally appeared Keith Fawcett and Syliva Ericson Fawcett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of **The Fawcett Living Trust U/A/D February 8, 2018,** the within named bargainor, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 16th day of May, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 5/18/22 (date of document).

Affiant Signature

5/26/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

