WARRANTY DEED

Karen Johnson Davidson County
Batch# 882761 DEEDWARR
07/01/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220701-0076463

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO MILLION FIVE HUNDRED THOUSAND AND 00/100 ($1,250,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-26

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Lucile Street Partners, LLC (NAME)	**NEW OWNER** (NAME)	**071-14-2C-005-00**
22 Lucile Street Nashville, TN 37207 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of June, 2022, the undersigned, **CHRISTOPHER EUBANK AND JEFF MATHEWS**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LUCILE STREET PARTNERS, LLC,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **20 LUCILE STREET, NASHVILLE, TN 37207** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Units A, B, C, D and E, of the Twenty Lucile Street Townhomes, a Horizontal Property Regime with Private Easement, described in the Declaration or Covenants, Conditions and Restriction, of record in Instrument No. 20201207-0141890, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more particular identification thereof.
>
> Being part of the same property conveyed to Christopher Eubank and Jeff Mathews by Warranty Deed from Castleridge Home Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181126-0115335, in the Register's Office of Davidson County, Tennessee, dated November 20, 2018 and recorded on November 26, 2018.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of June, 2022.

GRANTOR: Christopher Eubank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christopher Eubank**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of June, 2022.

Notary Public My Commission Expires

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 11/06/2024

GRANTOR: Jeff Mathews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jeff Mathews** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of June, 2022.

Notary Public My Commission Expires

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 11/06/2024

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 6/16/22 (date of document).

Affiant Signature

6/23/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

