Karen Johnson Davidson County
Batch# 891355 DEEDWARR
07/20/2022 08:14:06 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20220720-0082914

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2022.

Notary Public

My commission expires:

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Elliott	New Owner	**052-13-0B-302.00**
1208 Alandee St.		
Nashville, TN 37214		

FOR AND IN 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, **Lindsey Elizabeth Baranko, unmarried and Monica Phyllis Baranko unmarried as joint tenants,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher L. Elliott, a single 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:

Property known as: 1208 Alandee St., Nashville, TN 37214, County of Davidson

Being all of Lot No. 33 on the Final Plat of River Glen, Planned Unit Development, Phase III, Section 3, as shown by plat appearing of record in Instrument No. 20020917-0113232 (erroneously referred to as Instrument No. 20020919-011322 in prior deeds of record), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BOX 10-A

that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 14th day of July, 2022.

Lindsey Elizabeth Baranko

STATE OF Indiana
COUNTY Hamilton

On this 14th day of July, 2022, before me personally appeared **Lindsey Elizabeth Baranko**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of July, 2022.

Notary Public

Commission Expiration: 7/26/2025

STEVEN EDWARD HOUPT
Notary Public - Seal
Boone County - State of Indiana
Commission Number NP0703294
My Commission Expires Jul 26, 2025

Monica Phyllis Baranko

STATE OF Virginia
COUNTY Prince William

On this 14th day of July, 2022, before me personally appeared **Monica Phyllis Baranko**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of July, 2022.

Notary Public

Commission Expiration
08/31/2023

Chrystobel P. Sawhney
Notary Public
Commonwealth of Virginia
329912
My Commission Expires: **Aug. 31, 2023**