WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-18195-TC

State of Tennessee
County of Sumner

Karen Johnson Davidson County
Batch# 892638 DEEDWARR
07/22/2022 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,185.70
20220722-0084297

The actual consideration or value, whichever is greater, for this transfer is $861,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2022.

Notary Public:
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Christopher Urban and Amanda Looney	~~New Owner~~ mc	072-03-0-234.00
1307 Greenfield Avenue	Evansville Teachers Federa	Credit Union
Nashville TN 37216	1200 Forest Bridge Rd	
	Louisville KY 40223	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rudy A. Lindsey, Jr. and Mitzi B. Lindsey, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Urban, an unmarried man, and Amanda Looney, an unmarried woman, as tenants in common**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 1 on the plan of the subdivision of part of the East Nashville Golf and Country Club Lands as of record in Book 421, Pages 142 and 143, Register's Office for Davidson County Tennessee, and described according to a survey of Harold F. Morris, surveyor, dated February 25, 1971, as follows: Beginning at a point in the northeasterly margin of Greenfield Avenue 300 feet northwesterly from Golf Street: thence continuing with said avenue, northwesterly 100 feet to the southeasterly margin of Kennedy Avenue; thence with the same, northeasterly 186.58 feet to a point; thence southeasterly 98.5 feet to a point; thence southwesterly 183 feet to the point of beginning.

BEING the same property conveyed to Rudy A. Lindsey, Jr. and Mitzi B. Lindsey, husband and wife, by Warranty Deed from Levi J. Douglas and Katie B. Douglas, husband and wife, dated 12/14/2018 and recorded 12/17/2018 in Instrument Number 20181217-0122283, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters as shown on plat of record in Book 421, Pages 142 and 143, Register's Office for Davidson County Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (_X_) improved (____) unimproved property, known as: 1307 Greenfield Ave, Nashville, TN 37216

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 22nd day of July, 2022.

Rudy A. Lindsey, Jr.

Mitzi B. Lindsey

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Rudy A. Lindsey, Jr. and Mitzi B. Lindsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of July, 2022

Commission Expires: 8/19/25

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 July 22, 2022

Storey Carver
Affiant Signature

7/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

