WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 901972 DEEDWARR
08/11/2022 10:26:25 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20220811-0091313

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judson James Lancina	newowner	
(NAME)	(NAME)	09507001700
259 Fairway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Eagle Flight LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judson James Lancina, a single man**, 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. 91, on the Plan of Merry Oaks Subdivision, of record in Book 1835, Pages 67 and 68, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eagle Flight, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated March 2, 2022, and being of record at Instrument No. 20220322-0032683, in the amount of $375,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Dorothy G. Burton by virtue of Warranty Deed dated August 4, 2003 at Instrument No. 20030806-0112087 in the said Register's Office. The said Dorothy G. Burton died testate on 10/27/2021, devising subject property to Cindy Jackson, Lisa Burton, Annette Renee Parson, Brandi Devault and Danielle Jackson, as evidence in File No. 75PRI-2021-PR-848, Probate Court Clerk's Office for Rutherford County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 259 Fairway Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AJ VLES & 259

Witness my hand this 5th day of August, 2022.

Eagle Flight, LLC

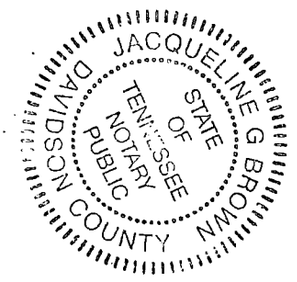
Carla Baron

By: Carla Baron, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jacqueline G Brown, a Notary Public of said County and State, personally appeared **Carla Baron, authorized signor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized signor of Eagle Flight LLC, and that she as such authorized signor executed the foregoing instrument for the purposes therein contained, by signing the name of Eagle Flight LLC, by herself as authorized signor.

WITNESS my hand and official seal at office this 5th day of August, 2022.



Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25