Karen Johnson Davidson County
Batch# 912637 DEEDWARR
09/06/2022 09:47:33 AM 2 pgs
Fees: $13.00 Taxes: $5,069.00

20220906-0099664

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Timian and Scott Timian	New Owner at	093-13-0V-002-00CO
(NAME) 1215B Sigler Street	(NAME) 1009 Hampton Manor Way	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Southlake, TX 76092	
(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,

CHRISTOPHER DESTEFANO AND LAUREN DESTEFANO, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUKE TIMIAN, AND SCOTT TIMIAN,

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:

Land in Davidson County, Tennessee, being Unit B of Gulch View Homes, as shown on Exhibit C of Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20160527-0053697, amended in Instrument No. 20170831-0089637, of the Register's Office for Davidson County, Tennessee, reference here made for a more complete description thereof.

Being the same property conveyed to Christopher DeStefano and Lauren DeStefano, a married couple by Deed dated October 23, 2017 from Key City Properties, LLC, a Tennessee limited liability company, recorded October 31, 2017, in Instrument Number 20171031-0111443, in the Official Records of Davidson County, Tennessee. Corrected in Scriveners Affidavit recorded on November 21, 2017, of record in Instrument No. 20171121-0119513, said Register's Office.

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 *Improved* property is commonly known as: 1215B Sigler Street, Nashville, TN 37203

LT&E File #19528

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

Witness my/our hand(s) this 2nd day of September, 2022

Christopher DeStefano

Lauren DeStefano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of September, 2022, before me personally appeared Christopher DeStefano and Lauren DeStefano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Signature
My commission expires: 11/3/25

