Return TO:

LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19730-TC

Karen Johnson Davidson County
Batch# 946501 DEEDWARR
12/01/2022 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20221201-0125862

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $442,000.00.

Affiant

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of November, 2022.

Notary Public
My Commission Expires: 5-9-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Appell, III and Shawnee Appell 500 Fisher Court Nashville, TN 37221	New owners	141 07 0B 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jessica Luyanda and Damon Luyanda, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shawnee Smith and Robert Norman Appell, wife and husband, as to a 50% undivided interest, and Terry Elaine Appell, unmarried, as to a 50% undivided interest, as tenants in common with rights of survivorship**, 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 Lot No. 70 on the Plan of First Revision, Section Three, Somerset Farms, of record in Plat Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica Luyanda and Damon Luyanda, wife and husband, by Warranty Deed from Mark L. Baglia and wife, Michelle L. Baglia, of record in Instrument No. 20160620-0062381, in the Register's Office of Davidson County, Tennessee, dated June 16, 2016 and recorded on June 20, 2016.

This is improved property located at: **500 Fisher Court, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2022.

GRANTOR:

Damon Luyanda

Jessica Luyanda

STATE OF VIRGINIA
COUNTY OF HARRISONBURG

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Damon Luyanda and Jessica Luyanda, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2022.

Notary Public
My Commission expires: 07-31-2026

FRANITA DIRRICA COLEMAN
NOTARY PUBLIC
REGISTRATION # 7980378
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2026

I, Emily Prophet, 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 11-30-22 (date of document).

Affiant Signature

12-1-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1ST day of December, 2022.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

