Karen Johnson Davidson County
Batch# 954754 DEEDWARR
12/22/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20221222-0132280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-P-22-6117B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd B. Pankratz and Nicole M. Rodiles	Mutual of Omaha Mortgage, Inc.	
(NAME)	(NAME)	
6117 B California Avenue	3131 Camino Del Rio N, #1100	091-02-1V-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN ANTHONY LUE AND CRISTINA MARIE LUE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained* WIFE and sold, and by these presents do/does transfer and convey unto **TODD B. PANKRATZ AND NICOLE M. RODILES AND DARIEN DANIELLE PANKRATZ,**** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Homes at 6117 California, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6117 California, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160623-0064268, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6117 California, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160623-0064268, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Steven Anthony Lue and Cristina Marie Lue, husband and wife by Warranty deed from Kelsey S. Morris, a single woman of record in Instrument No. 20201026-0123859 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 26, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 88, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160623-0064268, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4358, Page 178, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 2443, Page 300 and Book 2443, Page 303, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6117 B California Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

** as tenants in common with right of survivorship

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2022.

Steven Anthony Lue

Cristina Marie Lue

STATE OF Georgia
COUNTY OF Fulton

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

Witness my hand and official seal, this the 21st of December, 2022.

Notary Public
My Commission Expires: 06.21.2024
(SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

STATE OF Georgia
COUNTY OF Fulton

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

Witness my hand and official seal, this the 21st of December, 2022.

Notary Public
My Commission Expires: 06.21.2024
(SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 21st day of December, 2022.

Affiant Signature
Date 12/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

