Karen Johnson Davidson County
Batch# 981770 DEEDWARR
03/17/2023 09:37:10 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20230317-0019341

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judah L. Akers, unmarried man and Lindsey R. Akers, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexandru Victor Lupsasca and Allison Marie Peschet, each an unmarried person, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1805A, on the Plan of 1805 Riverside Drive Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1805 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086227, in the Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judah L. Akers and Lindsey R. Akers, husband and wife by Warranty deed from Profile and Principle, LLC, a Tennessee limited liability company of record in Instrument No. 20170801-0078001 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 01, 2017. Judah L. Akers and Lindsey R. Akers are now divorced of record in Docket No. 22D-704, in the Fourth Circuit Court for Davidson County, Tennessee. Daniel Goscombe has power of attorney authority to execute the deed on behalf of Judah L. Akers, of record in Instrument No. 20230317 - 0019339, and Lindsey R. Akers of record in Instrument No. 20230317 - 0019340, Register's Office for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1805 A Riverside Drive, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Alexandru Victor Lupsasca 1805 A Riverside Drive Nashville, TN 37216	Better Mortgage Corporation 175 Greenwich Street, 59th Floor New York, NY 10007	072-11-4B-001.00

WITNESS THE EXECUTION HEREOF this 9th day of March, 2023.

Judah L. Akers By Daniel Goscombe
His Attorney in Fact

Judah L. Akers by Daniel Goscombe,
His Attorney in Fact

Lindsey R. Akers by Daniel Goscombe
Her Attorney in Fact

Lindsey R. Akers by Daniel Goscombe,
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 9th day of March, 2023, before me personally appeared Daniel Goscombe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judah L. Akers and Lindsey R. Akers, acknowledged that such person executed the same as the free act and deed of Judah L. Akers and Lindsey R. Akers.

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 800,000.00.**

Affiant

Sworn and subscribed before me on ~~this the 9th~~ day of March, 2023.

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26