Karen Johnson Davidson County
Batch# 984858 DEEDWARR
03/27/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20230327-0022188

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-40

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Lustig and Beth Lustig	Justin & Beth Lustig	131 14 0 072.00
(NAME) 1343 Burton Valley Road	(NAME) 1343 Burton Valley Rd.	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gerald Leroy Black, Jr., and Jason Lee Bates, married to each other and as tenants in common with the right of survivorship.** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Justin Lustig and Beth Lustig, a married couple** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee. being Lot No. 85 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, Page 51, Register's Office for said County.

Said Lot No. 85 fronts 130.5 feet on the Southwesterly margin of Burton Valley Road and extends back 257 feet on the Northwesterly line and 320.9 feet on the Southeasterly line to a dead line in the rear, measuring 190 feet thereon.

Being the same property conveyed to Gerald LeRoy Black Jr. and Jason Lee Bates, married to each other and as tenants in common with right of survivorship, by Warranty Deed from John Grady, and wife and Sue Grady, of record in Instrument No. 20161004-0104317, in the Register's Office of Davidson County, Tennessee, dated September 30, 2016 and recorded on October 04, 2016.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (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) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1343 Burton Valley Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 24th day of March, 2023.

GRANTOR:

Jason Bates

Gerald Leroy Black, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jason Bates and Gerald Leroy Black, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 24th day of March, 2023.

Notary Public

My Commission Expires: 5/9/26

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/24/2023 (date of document).

Affiant Signature

3/24/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

