THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243709**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $887,500.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2023. Notary Public My Commission Expires: 7/4/2023

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 7/4/2023

Karen Johnson Davidson County
Batch# 988918 DEEDWARR
04/05/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $3,283.75
20230405-0024823

WARRANTY DEED

Address New Owner: David Grant Luiken, Jr. and Fernanda Lima Luiken 4201 Kennedy Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061 12 0 221.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dean Tozer, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Grant Luiken, Jr. and Fernanda Lima Luiken, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Thomas W. Jarrell's Two Lot Subdivision, of record in Book 4885, Page 62, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean Tozer, a single man, by Warranty Deed from Debora Norris, Tiffany Coursey, Sherrie McNeil, Megan Smartt, Joshua Smartt, and Amanda Norris, Heirs of Ann Norris, deceased, of record in Instrument No. 20220428-0049102, in the Register's Office of Davidson County, Tennessee, dated April 26, 2022 and recorded on April 28, 2022.

Being the same property conveyed to Ann Norris, by Warranty Deed from Dominick Dimeola, Jr. and wife, Lynette Dimeola, of record in Book 8385, Page 45, in the Register's Office of Davidson County, Tennessee, dated June 26, 1991 and recorded on June 27, 1991. The said Ann Norris since died on November 10, 2012. Also see Affidavit of Heirship recorded in Instrument No. 20220323-0033137, Instrument No. 20220428-0049096, Instrument No. 20220428-0049097, Instrument No. 20220428-0049098, Instrument No. 20220428-0049099, Instrument No. 20220428-0049100 and Instrument No. 20220428-0049101, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Thomas W. Jarrell's Two Lot Subdivision, as recorded in Book 4885, Page 62.

This is improved property located at 4201 Kennedy Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of March, 2023.

Dean Tozer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dean Tozer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2023.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 29, 2023**.

Affiant Signature

April 5, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

5th day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

