Karen Johnson Davidson County
Batch# 1028975 DEEDWARR
07/20/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20230720-0056069

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

39-B
File #23-1134

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 **Ian Luya and Ginger Maria Luya, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Samuel, a single person**, 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 Lot No. 2 on the Plan of Lochaven of record in Plat at Instrument No. 20150414-0032949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ian Luya and Ginger Maria Luya, husband and wife by deed from Brooke Thompson and Kristen Pfister, both unmarried, as tenants-in-common, with right of survivorship, dated September 8, 2020, of record in Instrument No. 20200910-0103360, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brooke Thompson and Kristen Pfister, both unmarried, as tenants-in-common, with right of survivorship by Warranty deed from Beazer Homes Corp., a Tennessee Corporation, dated August 12, 2015, of record in Instrument No. 20150817-0082591 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: 1605 Elysian Way, Brentwood, TN 37027.

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 #:
Sarah Samuel **1605 Elysian Way** **Brentwood, TN 37027**	Rocket Mortgage, Inc. P.O. Box 202070 Florence, SC 29502	**172-05-0C-002.00**

WITNESS THE EXECUTION HEREOF this 20th day of July, 2023.

Ian Luya

Ginger Maria Luya

State of Tennessee)
County of Davidson)

On this 20th day of July, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ian Luya and Ginger Maria Luya, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

Notary Public

My Commission Expires: 3/3/24

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 790,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of July, 2023.

Notary Public

My Commission Expires: 9.8.2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 20th day of July, 2023.

Robert L. Scruggs, Affiant — Date 7/20/2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 20th day of July, 2023

My Commission Expires: 9-8-2025

Notary's Signature

MELODY M. JEANJUS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY