Karen Johnson Davidson County
Batch# 1035629 DEEDWARR
08/07/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,567.80
20230807-0061181

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $694,000.00.

Jamicka Jones
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2023.

Notary Public

My commission expires:_____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aaron Odom and Ashley Odom	**New Owner**	**172-14-0B-077-00CO**
4604 Sterling Cross		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Josh Luebker and Sarah Elizabeth Luebker, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Odom and Aaron Odom, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Cluster Lot Development, Winfield Park, Phase 1, Section 1, Revision 1 of record in Instrument No. 20010313-0024108, 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 Josh Luebker and Sarah Elizabeth Luebker, husband and wife, by Warranty Deed from Matthew Campobasso, an unmarried man, and Steven Catalano, a married man, of record in Instrument No. 20210510-0062744, dated May 3, 2021, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20010313-0024108, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Book 11113, Page 691, amended in Instrument No. 20001211-0122000 and Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee. By Laws of record in Book 11113, Page 717 and Instrument No. 20160211-0013422, Register's Office for Davidson County, Tennessee. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020515-0059530, in the Register's Office for Davidson County, Tennessee. Ingress and Egress Easement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 11124, Page 852, in the Register's Office for Davidson County, Tennessee. Easement to BellSouth of record in Book 11628, Page 204, in the Register's Office for Davidson County, Tennessee.Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4604 Sterling Cross, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 3rd day of August, 2023.

Josh Luebker

Sarah Elizabeth Luebker

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~WILLIAMSON~~ Independence

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Josh Luebker and Sarah Elizabeth Luebker,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2023.

Notary Signature
My commission expires: 12-30-2030

TYNA MERRYMAN
Notary Public-Arkansas
Craighead County
Commission # 12712679
My Commission Expires Dec 30, 2030

File #: 23-283
~~RECORD & RETURN TO~~:
~~McCann & Hubbard~~
~~1804 Williamson Court, Suite~~ 201
~~Brentwood, TN 37027~~

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

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 **August 3, 2023**.

Affiant Signature

August 7, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

7th day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

