Karen Johnson Davidson County
Batch# 1050176 DEEDWARR
09/14/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20230914-0072300

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3321

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of September, 2023

Notary Public

Commission Expires:

CAITLIN MARIE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES NOVEMBER 6, 2026

Address of New Owner	Send Tax Bills To:
Thomas Luck and Allison Luck 110 Riverstone Drive Nashville, TN 37214	Mr + Mrs Luck 2100 Crestline Dr Nashville TN 37214

095 14 0A 110.00 CO

WARRANTY DEED

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, I/WE,

Alyssa Massman, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Luck and Allison Luck, husband and wife

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 located in Davidson County, Tennessee, and being known and designated as all of Unit No. 110 on the Plan of Phase One, Riverstone Condominium Plat, as shown on the plat of the same of record in Plat Book 6200, Page 466, as amended in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee. Together with the common elements and limited common elements appurtenant thereto pursuant to Master Deed, of record in Book 6998, Page 839; as amended in Book 7245, Page 211; and Book 11016, Page 159, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Gass, an unmarried man by Warranty deed from Terri Williams Nutter, unmarried of record in Instrument No. 20161209-0129409

Register's Office for Davidson County, Tennessee, dated December 06, 2016 and recorded on December 09, 2016.

Being the same property conveyed to Alyssa Massman, an unmarried woman by Warranty deed from Michael Gass, unmarried of record in Instrument No. 20220523-0059744 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 23, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 110 Riverstone Drive, Nashville, TN 37214

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 13th day of September, 2023.

Alyssa Massman

STATE OF MO
COUNTY OF St. Louis City

On this 13th day of September, 2023, before me personally appeared Alyssa Massman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2023.

Notary Signature Brandon Johnson
My commission expires: 6-24-25

BRANDON JOHNSON
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13828293
My Commission Expires Jun 24, 2025

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 09/14/2023.

Affiant Signature Date 9/14/2023

State of Tennessee; County of Davidson

Sworn to and subscribed before me on this 14th day of September, 2023.

Notary Public

My Commission Expires:

