Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. GP-23-1612

Karen Johnson Davidson County
Batch# 1064015 DEEDWARR
10/23/2023 02.18.19 PM 2 pgs
Fees $13 00 Taxes $13,320 00

20231023-0082926

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6685-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 3,600,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF OCTOBER, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON CO

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Luers and Amabel Luers	Same as New Owner	
1612 Linden Avenue		104-16-0-360.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Buntin and Melinda Beeuwkes Buntin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Luers and Amabel Luers, Husband andWife**

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 54, Belmont Land Co's Plan showing Subdivision of 10 acres and Resubdivision of Lots 1-6 and 20-25 Ashwood Ave., E, of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Buntin and Melinda Beeuwkes Buntin, husband and wife by Warranty Deed from Marshall Morgan and wife, Susan G. Hulme of record in Instrument No. 20140502-0037319, Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 02, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1612 Linden Avenue; Nashville, TN 37212**

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 do 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.

Witness our hands this the 16 day of October, 2023.

John Buntin

Melinda Beeuwkes Buntin

In the District of Columbia
CITY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Buntin and Melinda Beeuwkes Buntin, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of October, 2023.

My Commission expires: March 14, 2024

Notary Public Rhashida Beynum

RHASHIDA BEYNUM NOTARY PUBLIC EXP. 3-14-24 DISTRICT OF COLUMBIA

District of Columbia SS
Subscribed and sworn to before me, in my presence,
this 16 day of October, 2023

Rhashida Beynum, Notary Public, D C
My commission expires March 14, 2024