Karen Johnson Davidson County
Batch# 1113865 DEEDWARR
03/22/2024 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $6,240.05
20240322-0019803

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,686,500.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 21 day of MARCH, 2024.
CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	Notary Public My Commission Expires: 11.2.2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ryan Stringfellow 1343 Burton Valley Road Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-14-0-072.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN LUSTIG AND BETH LUSTIG, A MARRIED COUPLE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RYAN STRINGFELLOW, MARRIED** ("Grantee"), Grantee's 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. 85 on the Plan of Section Two First Addition Seven Hills of record in Plat Book 2663, Page 51, Register's Office for said County.

Said Lot No. 85 fronts 130.5 feet on the Southwesterly margin of Burton Valley Road and extends back 257 feet on the Northwesterly line and 320.9 feet on the Southeasterly line to a dead line in the rear, measuring 190 feet thereon.

Being the same property conveyed to Justin Lustig and Beth Lustig, a married couple by Warranty Deed from Gerald Leroy Black, Jr., and Jason Lee Bates, married to each other and as tenants in common with the rights of survivorship of record in Instrument No. 20230327-0022188 Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 27, 2023.

This is improved property commonly known as: **1343 Burton Valley Road Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 8th day of March, 2024.

JUSTIN LUSTIG

BETH LUSTIG

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUSTIN LUSTIG AND BETH LUSTIG**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of March 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/21/2024 (date of document).

Affiant Signature

3/21/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

