Karen Johnson Davidson County
Batch# 1116717 DEEDWARR
04/01/2024 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240401-0022041

This instrument prepared by:
Brian E. Luther
5387 Gainsborough Drive
Fairfax, VA 22032

112422

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Brian E. Luther, Trustee, et al 5387 Gainsborough Drive Fairfax, VA 22032	Brian E. Luther, Trustee, et al 5387 Gainsborough Drive Fairfax, VA 22032	093 05 4B 005.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Brian E. Luther and Sylvia J. Luther, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **Brian E. Luther and Sylvia J. Luther, Trustees under The Luther Family Trust, dated January 29, 2024**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a revocable living trust.

This is unimproved ( ) property known as 180 9th Avenue North, Unit 402
Improved (✓) Nashville, Tennessee 37203

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 29th day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brian E. Luther

Sylvia J. Luther

ACKNOWLEDGMENT

STATE OF Virginia)

COUNTY OF Fairfax) ss

Personally appeared before me, Tara M. Moriarty Schiller, a Notary Public in and for said County and State, **Brian E. Luther and Sylvia J. Luther** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 1501 Farm Credit Dr. McLean, VA this 29th day of January, A.D., 20 24

NOTARY STAMP/SEAL

TARA MORIARTY SCHILLER
NOTARY PUBLIC
REGISTRATION # 7108647
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
NOVEMBER 30, 2027

NOTARY PUBLIC
Notary Commission Expires: 11/30/2027

AFFIDAVIT OF VALUE

STATE OF Virginia)

COUNTY OF Fairfax)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3) (f).

Subscribed and sworn to before me this the 29th day of January, 2024.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 11/30/2027

TARA MORIARTY SCHILLER
NOTARY PUBLIC
REGISTRATION # 7108647
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
NOVEMBER 30, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 402 OF WESTVIEW CONDOMINIUMS LOCATED AT DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED FOR WESTVIEW CONDOMINIUMS, OF RECORD AS INSTRUMENT 20050121-0008174 AND AMENDED IN INSTRUMENT NO. 20070713-0083555, AND AFFIDAVIT FILED IN INSTRUMENT NUMBER 20080314-0026138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WESTVIEW CONDOMINIUMS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "D" TO SAID DECLARATION APPEARING IN INSTRUMENT 20050121-0008174 AND AMENDED IN INSTRUMENT NO. 20070713-0083555, AND AFFIDAVIT FILED IN INSTRUMENT NUMBER 20080314-0026138 AND BYLAWS APPENDED THERETO AS EXHIBIT "C", IN SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Brian E. Luther and Sylvia J. Luther, husband and wife by Warranty Deed from Hannah Paramore Breen and William J. Breen, Jr. of record in Document No. 20231204-0093241, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 01-29-2024 (date of document).

Jennifer E TenHopen
Affiant Signature

02-19-2024
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 19th day of February, 2024.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 8-28-2027

NOTARY'S SEAL

