WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JULY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3176LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Samantha Shuster and Joseph Shuster	Legacy Home Loans, LLC DBA Steadfast Mortgage	
6104 Tuliptree Lane	1036 Stearman Drive, Suite 6	
Nashville, TN 37221	Whitehouse TN 37188	155 08 0a 028.00

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, **CLARENCE LUTZ AND WIFE, AMY LUTZ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA SHUSTER AND JOSEPH SHUSTER,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. 28 on the Plan of the re-subdivision of Lot Nos. 28 and 29 of Phase I, of Poplar Creek Estates, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, Page 367, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description thereof.

Being the same property conveyed to Clarence Lutz and wife Amy Lutz by Warranty Deed from Rachelle D. Hyman NKA a single woman Rachelle Dorne dated 10/29/2004 and recorded 11/4/2004 in Instrument No. 20041104-0132964, Register's Office for Davidson County, Tennessee.

*Clarence Lutz being one and the same as Clarence E. Lutz. Amy Lutz being one and the same as Amy Hill Lutz.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6900, Page 367, of the Public Records of Davidson County, Tennessee. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Official Records Book 6662, Page 433, said document being amended by instrument recorded in Official Records Book 6987, Page 966, Official Records Book 7270, Page 648 and Official Records Book 7964, Page 33, all of the Public Records of Davidson County, Tennessee. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Official Records Book 6474, Page 346, said document being amended by instrument recorded in Official Records Book 6486, Page 587, all of the Public Records of Davidson County, Tennessee. Restrictive covenants and conditions contained in instrument recorded in Official Records Book 5349, Page 921 and Official Records Book 6804, Page 536, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Charter of record in Official Records Book 7120, Page 125, of the Public Records of Davidson Count, Tennessee. Sewer Easement recorded in Official Records Book 6613, Page 533, of the Public Records of Davidson County, Tennessee. Storm Water Detention Agreement recorded in Official Records Book 6613, Page 705, of the Public Records of Davidson County, Tennessee.

This is Improved property known as 6104 Tuliptree Lane, Nashville, TN 37221

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 in 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.

Karen Johnson Davidson County
Batch# 1156435 DEEDWARR
07/10/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240710-0051811

Witness our hand on the 10th day of July, 2024.

Clarence E. Lutz

Amy Hill Lutz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CLARENCE E. LUTZ AND AMY HILL LUTZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 10th day of July, 2024.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of July, 2024.

Affiant Signature

Date 7/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027