WARRANTY DEED

Karen Johnson
Batch # 1185320
09/24/2024 11:13:35 AM
Fees: $13.00 Taxes: $1,938.82

Davidson County
DEEDWARR
2 pgs

20240924-0073983

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$524,005.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2024.

Notary Public

My commission expires: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08/2028

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adrienne Luedeking	CITIBANK, N.A.	**Map 061-06-0 Page 048-00**
540 Maplewood Ln	1000 TECHNOLOGY DR	
Nashville, TN 37216	O'FALLON, MO 63368	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Harley Lucassian,formerly known as Harley Reynolds, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adrienne Luedeking

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 parts of Lot Nos. 2, 3 and 4 on the Map of D. H. Thompson's Lots on Maplewood Lane, not of record, and described as follows: BEGINNING at a point in the center line of Maplewood Lane, at the corner of Lot Nos. 4 and 5; thence with the center line of the same, easterly 100 feet to a point, the corner of Lot Nos. 3 and 4; the northwest corner of the property of Clarence R. Hesson and wife; thence along Hesson's westerly line, southerly 83 feet 8 inches to a point; thence westerly 4 feet, thence southerly 4 feet; thence easterly 4 feet to a point in said Hesson's westerly line; thence along his line, southerly 395 feet 4 inches to a point which is 24 feet east of the corner of Lot Nos. 3 and 4; thence north 76 degree 32' west 100 feet to a point at the corner of Lot Nos. 4 and 5; thence with the line between said lots north 10 degrees 34' east 483 feet to the beginning.

Being the same property conveyed to Harley Reynolds, single, by Warranty Deed dated June 21, 2022, from Patricia Staggs, Trustee of the Sarah J. Cobb Trust, with full power to sell or convey without the joinder of any beneficiary U/A/D March 20, 2000, of record in Instrument No. 20220622-0071007, Register's Office for Davidson County, Tennessee. Harley Reynolds has since married and is now known as Harley Lucassian.

Nicholas Lucassian, spouse of the above named Harley Lucassian, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described is subject to the following: 1) Subject to the right-of-way of Maplewood Lane. 2) Subject to the flow of any creeks or streams across the said property. 3) Any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property. 4) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **540 Maplewood Ln, Nashville, TN 37216**

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 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 my/our hand(s) this 18 day of **September, 2024.**

Harley Lucassian fka Harley Reynolds

Nicholas Lucassian

STATE OF Michigan)
COUNTY OF Wayne)

Personally appeared before me, a Notary Public of said County and State, **Harley Lucassian, fka Harley Reynolds, and Nicholas Lucassian,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Grosse Pointe Farms (city), Michigan (state), this 18 day of **September, 2024.**

Notary Public Jennifer Jones, Notary Public

My Commission Expires: 12/12/2026

JENNIFER JONES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 12, 2026
Acting in the County of Wayne

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-24-520