Warranty Deed

Karen Johnson Davidson County Batch # 1224686 DEEDWARR 01/08/2025 01:53:52 PM 2 pgs Fees: $13.00 Taxes: $1,665.00 20250108-0001706	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 6th day of January, 2025. Notary Public My commission expires: 7/7/2026

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Lukinovich		070-09-4A-006.00-CO
2204 C Buena Vista Pike	Same	
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRISTAR REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN LUKINOVICH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 6, as established in Declaration for City Bluffs Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime) of record at Instrument No. 20210916-0124400, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of City Bluffs, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210916-0124400, and Bylaws appended thereto as Exhibit "D", 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 a portion of the same property conveyed to Buena Vista Amigos, LLC, a Tennessee limited liability company by Warranty Deed from Tree Mendus Development, a joint venture, Up Development, LLC, a Tennessee limited liability company and Silmar Holdings, LLC, a Wyoming limited liability company of record in Instrument No. 20190122-0006161 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 22, 2019.

Being a portion of the same property conveyed to Buena Vista Amigos, LLC, a Tennessee limited liability company by Quitclaim Deed from Buena Vista Amigos, LLC, a Tennessee limited liability company of record in Instrument No. 20200128-0010232 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 28, 2020.

Being the same property conveyed to Drew Weinberger, an Unmarried Man by Warranty Deed from Buena Vista Amigos, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230412-0026955 Register's Office for Davidson County, Tennessee, dated April 12, 2023 and recorded on April 12, 2023.

Being the same property conveyed to Tristar Real Estate, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Drew Weinberger, an Unmarried Man of record in Instrument No. 20240614-0044680 Register's Office for Davidson County, Tennessee, dated June 11, 2024 and recorded on June 14, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2204 C Buena Vista Pike, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of January, 2025.

Tristar Real Estate LLC, a Tennessee Limited Liability Company

By: _____
Drew Weinberger, Sole Member

STATE OF VIRGINIA
COUNTY OF ARLINGTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Drew Weinberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Tristar Real Estate LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of January, 2025.

_____
Notary Public

My Commission Expires: January 31, 2025

BASIT ZULFIQAR
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7546973
MY COMM. EXPIRES 01/31/2025
NOTARY PUBLIC