Karen Johnson Davidson County
Batch# 1248286 DEEDWARR
03/20/2025 06:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250320-0020069

38529

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on 03/17/25.

NOTARY PUBLIC

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2028

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrea Lack 5108A Indiana Ave. Nashville, TN 37209	Old National Bank PO Box 918 Evansville IN 47706	091 11 0 473.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin J. Lynch and Marissa A. Lynch, husband and wife, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Andrea Lack, unmarried, hereinafter called "**GRANTEE**," her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County. Tennessee, being Lot No. 1013 of Block 161, as shown on the map entitled No. 1, Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Kevin J. Lynch and Marissa A. Lynch, husband and wife by Warranty Deed from Christopher Roach and wife, Tara Roach, of record in Instrument No. 20181116-0112926, Register's Office for Davidson County, Tennessee, dated November 6, 2018 and recorded on November 16, 2018.
>
> This is improved property known as 5108A Indiana Ave., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on 03/14/25.

Kevin J. Lynch

Marissa A. Lynch

STATE OF ILLINOIS
COUNTY OF COOK

On 03/14/25, before me personally appeared Kevin J. Lynch and Marissa A. Lynch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/14/25.

NOTARY PUBLIC

My Commission Expires: 11-08-2025

KATHERINE BURTON
OFFICIAL SEAL
Notary Public - State Of Illinois
Commission No. 864932
My Commission Expires 11/08/2025

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or tl 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 a authenticated according to law on 3/14/25 (date of document).

Affiant Signature

3/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

