Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-1825

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-DE-25-0021

Karen Johnson | Davidson County
Batch # 1281438 | DEEDWARR
06/04/2025 11 36 27 AM | 2 pgs
Fees $13 00 Taxes $1,609 50

20250604-0043899

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2025

Notary Public

Commission Expires: 05/08/2028

DANIEL DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-08-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Warren 3336 Quail Run Court Nashville, TN 37214	Bay Equity LLC 770 Tamalpais Dr., Ste. 207 Corte Madera, CA 94925	108-12-0-188.00

WARRANTY DEED

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, I/WE,

Tyler Austin Luster and Allison Elizabeth Luster, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Warren, a single man

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. 24 on the Plan of Revision of Lot 23 and 24 Trailwood Subdivision, Section 3 of record in Plat Book 6050, Page 356, in the 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 Tyler Austin Luster and Allison Elizabeth Luster by Warranty Deed from Mary Clark Webb, unmarried, of record in Instrument No. 20220419-0044785 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on April 19, 2022 and Scriveners Affidavit Recorded in Instrument No. 20220503-0051484.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3336 Quail Run Court, Nashville, TN 37214

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 27th day of May, 2025.

Tyler Austin Luster

Allison Elizabeth Luster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of May, 2025, before me personally appeared Tyler Austin Luster and Allison Elizabeth Luster, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 27th day of May, 2025.

Notary Signature
My commission expires: 2/11/27

