Name and Address of New Owner:
Eric Joseph Klem
386 Brewer Drive
Nashville, TN 37211

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
161-08-0-043.00

Karen Johnson Davidson County
Batch# 1285458 DEEDWARR
06/18/2025 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20250618-0047767

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary S. Luckado, an unmarried person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Eric Joseph Klem, a single man**, hereinafter called the GRANTEE, his heirs, successors 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. 22 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, said Register's Office.

Said Lot No. 22 fronts 85.4 feet on the Northerly side of Brewer Drive and runs back 261.3 feet on the westerly line and 270.95 feet on the Easterly line, to a dead line in the rear on which it measures 30 feet.

Being the same property conveyed to Bobby O. Luckado et ux Mary S. Luckado by Warranty Deed from Elizabeth M. McLain (Widow) of record in Book 4982, page 494, Register's Office for Davidson County, Tennessee, dated December 09, 1975 and recorded on December 23, 1975; the said Bobby O. Luckado, having since died on June 20, 2020.

This conveyance is subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 386 Brewer Drive, Nashville, TN 37211

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, 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 my hand this 9 day of June, 2025.

Mary S Luckado
Mary S. Luckado

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9 day of June, 2025, before me personally appeared Mary S. Luckado, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 9 day of June, 2025.

Lisa K R Wagner
Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,900.00.

Affiant Signature

Subscribed and sown to before me, this the 9 day of June, 2025.

Notary Public
My Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/9/2025.

Affiant Signature – Joshua A. Terry

6/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27