Karen Johnson
Batch # 1287382
06/20/2025 10 25 02 AM
Fees $13 00 Taxes $4,680 50
Davidson County
DEEDWARR
2 pgs
20250620-0048371

Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1138

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-BR-25-1612

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kareem Tawfik and Breanna Lustre, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Briana Sprick Schuster and Steven Sprick Schuster, Wife and Husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Map Showing Subdivision of Lots No. 8, 9 and 10 and part of Lot No. 7 in Block "A", Lots No. 13 and 14 in Block "B" and all of Block "C" in Subdivision of "Weakley Place" of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50.0 feet on the Southerly side of Sumner Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Kareem Tawfik and Breanna Lustre, husband and wife by Warranty Deed from David Conklin and Rachel Conklin, husband and wife of record in Instrument No 20200515-0050414 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 15, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1612 Sumner Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Briana Sprick Schuster **1612 Sumner Avenue** **Nashville, TN 37206**	SAME AS NEW OWNER	**083-06-0-068.00**

WITNESS THE EXECUTION HEREOF this 16th day of June, 2025.

Kareem Tawfik **Breanna Lustre**

State of Tennessee)
County of Davidson)

On this 16th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kareem Tawfik and Breanna Lustre, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,265,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of June, 2025.

Notary Public

My Commission Expires: _____

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027