Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1287404 DEEDWARR
06/20/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20250620-0048404

WARRANTY DEED

File No. AP-25-9888

Andrew Suzors
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Michael Lusk and Maria Cecilia Lusk	**New Owner**	
(NAME) 1069 Fitzpatrick Road	(NAME) **1069 Fitzpatrick Road**	108-04-0-223.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) **Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nathan Anderson and Mariah Anderson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Michael Lusk and Maria Cecilia Lusk, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 369 on the Plan of Larchwood , Section Seven of record in Plat Book 6900, Page 274, 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 Nathan Anderson and Mariah Anderson, husband and wife by Warranty deed from David R. Humphries, II and wife, Caroline K. Humphries of record in Instrument No. 20210405-0043608 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 05, 2021.

This is property more commonly known as 1069 Fitzpatrick Road, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 18th day of June, 2025.

Nathan Anderson

Mariah Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2025, before me personally appeared Nathan Anderson and Mariah Anderson, 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 18th day of June, 2025.

Notary Signature
My commission expires: 3-3-2026



Certificate of Authenticity

I, Pam Autry, 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 6-18-25.

Date

Affiant Signature

6-18-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of June, 20 25.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029
Date

Notary's Seal (if on paper)