WARRANTY DEED

Karen Johnson Davidson County
Batch# 1317798 DEEDWARR
09/03/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250903-0070249

File No. EM-25-9778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

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
Faith Lynne Benson and Daniel Eli Gorin, Wife and Husband	New owner	
(NAME)	(NAME)	
1319 Ardee Avenue	Property	061-16-0-230.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Lynn Ann Lusty, Mary June Lusty, John Stuart Lusty, and Samuel Brian Lusty, Heirs of The Estate of Ann W. Lusty**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Faith Lynne Benson and Daniel Eli Gorin, Wife and Husband**, 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 Lots Numbers. 62 and 63 of Block C on the map of Sunnymeade Subdivision, as of record in Book 974, Page 56 and 57, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet on the North side of Ardee Avenue and run back between lines, 340.3 feet on the west line of Lot No. 62 and 345.3 feet on the east line of Lot No. 63, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Stuart M. Lusty and wife, Ann W. Lusty by Warranty Deed from J. F. Lynn and wife, Cecil Kelly Lynn of record in Book 2925, page 461, Register's Office for Davidson County, Tennessee, dated July 15, 1959 and recorded on July 15, 1959.

Being the same property conveyed to Ann W. Lusty by Warranty Deed from Stuart M. Lusty, Jr of record in Book 4650, page 441, Register's Office for Davidson County, Tennessee, dated October 30, 1972 and recorded on October 30, 1972.

The said Ann W. Lusty, a/k/a Ann Fyke Winchester Lusty, having since died on or about October 21, 2023, her Last Will and Testament having never been admitted to probate and a copy of which is attached to the Affidavit of Heirship being recorded simultaneously herewith of record in Instrument No. 202509030070248 , Register's Office for Davidson County, Tennessee, leaving Mary June Lusty, Lynn Ann Lusty, John Stuart Lusty, and Samuel Brian Lusty as her sole heirs at law which are all one and the same as the devisees in her Last Will and Testament.

This is property more commonly known as 1319 Ardee Avenue, Nashville, TN 37216.

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 27th day of August, 2025.

Estate of Ann W. Lusty

By: _____
Lynn Ann Lusty, Heir

By: _____
Mary June Lusty, Heir

By: _____
John Stuart Lusty, Heir

By: _____
Samuel Brian Lusty, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2025, before me personally appeared Lynn Ann Lusty, Mary June Lusty, John Stuart Lusty, and Samuel Brian Lusty, Heirs of The Estate of Ann W. Lusty, 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 August, 2025.

_____
Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Emily Manno, 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 **8/27/25**.

Date

Affiant Signature

8/27/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

