Karen Johnson
Batch # 1358579
12/16/2025 10:47:39 AM
Fees: $13.00 Taxes: $3,959.00

Davidson County
DEEDWARR
2 pgs

20251216-0099944

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00. Affiant Subscribed and sworn to before me on DECEMBER 11, 2025. NOTARY PUBLIC MY COMMISSION EXPIRES: 12/17/2028
File No.: 2025-0631	

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Stephan C. Lussier and Julie C. Lussier 755 Rodney Drive Nashville, TN 37205		115-13-0-016.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RILEY JAMES LOVINGOOD AND GRACE GARROTT LOVINGOOD, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **STEPHAN C. LUSSIER AND JULIE C. LUSSIER, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 203, as shown on the map entitled West Meade Hills, Section Eight, of record in Plat Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RILEY JAMES LOVINGOOD AND GRACE GARROTT LOVINGOOD, HUSBAND AND WIFE, by deed from LAWRENCE LEIKIN, A MARRIED PERSON, of record in Instrument No. 20241114-0088971, dated November 13, 2024, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 755 Rodney Drive, Nashville, TN 37205.

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on December 10, 2025.

Grantor:

Riley James Lovingood

Grace Garrott Lovingood

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Riley James Lovingood and Grace Garrott Lovingood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2025.

Notary Public

My Commission Expires Nov. 8, 2028

My Commission expires: _____

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028