WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369555 DEEDWARR
01/14/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260114-0003297

File No. BC-25-546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMMY L CARNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-2-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Shearer and Sherry L. Shearer, Co-Trustees of Robert A. Shearer and Sherry L. Shearer Oath Trust dated April 10, 2025	Alcova Mtg. LLC	
(NAME)	(NAME)	
4487 Post Place, #164	308 Market St., SE	103-15-0B-164.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Roanoke VA 24011	
(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, **AMY LUSCINSKI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. SHEARER AND SHERRY L. SHEARER, CO-TRUSTEES OF ROBERT A. SHEARER AND SHERRY L. SHEARER OATH TRUST DATED APRIL 10, 2025**, 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 Unit No. 164 on the Plan of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Act as shown on the Master Deed of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Amy Luscinski, an unmarried woman by Warranty Deed from Pamela L. Knox, an unmarried woman of record in Instrument No. 20051019-0125816 Register's Office for Davidson County, Tennessee, dated October 13, 2005 and recorded on October 19, 2005.

This is property more commonly known as 4487 Post Place, #164, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 hand this 8th day of January, 2026.

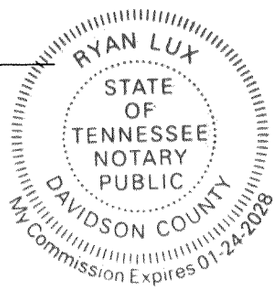
Amy Luscinski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2026, before me personally appeared Amy Luscinski, 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 8th day of January, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of January, 2026.

Affiant Signature
Date 1/9/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON