WARRANTY DEED

File #2018081958

Karen Y Johnson Davidson County
Batch# 150632 DEEDWARR
10/11/2018 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20181011-0100702

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS: Ericka Washington	SEND TAX BILLS TO: Pinnacle Bank	MAP-PARCEL NUMBERS 149.08-0-068.00
(NAME) 355 Clearwater Drive	(NAME) 150 3rd Ave. South, Ste. 900	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37201	
(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, **Marcus Nielsen, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ericka Washington, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 20-B, on the plan of Zone Lot Division Lot Nos. 10-16 and 18-43 EDGE-O-LAKE Section 21, as the same appears of record in Plat Book 6250, Page 111 as revised in Book 6900, Page 256, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Marcus Nielsen, unmarried by warranty deed from Ahad Nasab, married, dated 1-23-2012, of record in Instrument No. 20120126-0007138, said Register's Office.

Nicole Marie Nielsen, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6250, Page 111, as revised in Book 6900, Page 256, said Register's Office.; Restrictive Covenants of record in Record Book 6140, Page 420, said Registers Office.

unimproved ☐
This is improved ☒ property, known as **355 Clearwater Drive, Nashville,TN,37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6 day of October, 2018.

Marcus Nielsen

Nicole Marie Nielsen

Nicole Marie Nielsen

STATE OF California
COUNTY OF Fresno

Before me, the undersigned Notary Public, personally appeared Marcus Nielsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this ~~9th~~ 6th day of October, 2018.

Commission expires: 12-18-2020

Notary Public

MICHELLE MUZNY
Notary Public - California
Fresno County
Commission # 2176127
My Comm. Expires Dec 18, 2020

STATE OF California
COUNTY OF Fresno

Before me, the undersigned Notary Public, personally appeared Nicole Marie Nielsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this ~~9th~~ 6th day of October, 2018.

Commission expires: 12-18-2020

Notary Public

MICHELLE MUZNY
Notary Public - California
Fresno County
Commission # 2176127
My Comm. Expires Dec 18, 2020

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY