This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 183111 DEEDWARR
01/11/2019 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190111-0003144

State of Tennessee}
County of SUMNER}

The actual consideration or value, whichever is greater for this transfer is: $ 310,000.00

Affiant Signature

Subscribed and sworn to before me on this the 11th Day of January, 2019

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas Eliason
2611 Lakeland Dr
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 09512013700

WARRANTY DEED

18NT00747

Effective the 11th Day of January, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Justin Van Klein, Unmarried Man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto:

Thomas Eliason, Unmarried Man

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Martinwood Heights of record in Plat Book 2133, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 80 feet on the southeasterly side of Lakeland Drive and extends back 201.7 feet on the northeasterly line and 192.8 feet on the southwesterly line, to a dead line, measuring 80.5 feet thereon.

Being the same property conveyed to Justin Van Klein, unmarried, by Warranty Deed from Wayne J. Avers and Nikole M. Avers, husband and wife, dated 11/09/2017 and recorded 11/13/2017 as Document No.20171113-0115989 Register's Office for Davidson County, TN.

This is an improved property commonly known as 2611 Lakeland Dr., Nashville, TN 37214.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11th Day of January, 2019.

Justin Van Klein
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Justin Van Klein**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 11th Day of January, 2019.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201901110003144

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/01/2022

Notary's Seal:

