NEW OWNER:

Scott & Sarah Nelsen
7040 Bonnamere Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

CAROLYN CHRISTOFFERSEN
Attorney At Law
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

FILE NO: 18-0178

Map/Parcel: 074-08-0-204.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 214305 **DEEDWARR**
04/05/2019 09:32:50 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190405-0031039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mary Nelsen nka Mary Ely, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Scott Nelsen and wife, Sarah Nelsen** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1039, Section 10 on the resubdivision of a portion of Hermitage Hills, Section 7, Hermitage Hills as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Nelsen by Quitclaim Deed from Chris Nelsen, dated January 25, 2008 and of record in Instrument No. 20080206-0012255, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 7040 Bonnamere Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of April, 2019.

Mary Ely

Mary Ely

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Mary Ely**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 2nd day of April, 2019.

NOTARY PUBLIC

My commission expires: 10/06/2021

CAROLYN J. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of April, 2019.

NOTARY PUBLIC

My commission expires: 10/06/2021

CAROLYN J. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY