WARRANTY DEED

Karen Johnson Davidson County
Batch# 238149 DEEDWARR
06/04/2019 07:51:25 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190604-0052781

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Moore, Trustee	New Owner	083-04-0-J-002.00CO
(NAME)	(NAME)	
PO Box 121859		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joshua Wesley Dahl and Amanda Dahl, aka Amanda Watje, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Catherine Moore, Trustee of The 2506A Carter Avenue Trust,** 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 Unit B of Eastside Homes of Carter, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of Eastside Homes of Carter of record in Instrument No. 20140516-0042056, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Wesley Dahl and Amanda Watje by Warranty Deed dated 10/17/2014 from Harold G. Johnson, Jr of record in Official Records Instrument No. 20141024-0098124, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 2506 Carter Ave., A, Nashville, TN 37206
(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 my/our hands this 30th day of May, 2019.

Joshua Wesley Dahl

Amanda Dahl

State of ~~Tennessee~~ South Carolina
County of Charleston

Personally appeared before me Joshua Wesley Dahl and Amanda Dahl, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2019.

Notary Public
My Commission Expires:

KATHERINE E JOHNSTON
My Commission Expires
NOTARY PUBLIC
05-30-2028
STATE OF SOUTH CAROLINA

File No.: 19-1159