NEW OWNER:
Daniel O. Clegg
3925 Bridgeview Lane
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-207

MAP & PARCEL
141-06-0C-054.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 246389 DEEDWARR
06/20/2019 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20190620-0059734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($285,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Erik J. Nielsen and Mirjam Nielsen, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Daniel O. Clegg and Laurie M. Clegg, husband and wife** ("Grantees"), 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. 10 on the Plan of Fina Plat of Riverbridge Community, Phase 1B of record in Plat at Instrument No. 20030709-0094605, 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 Erik J. Nielsen and Mirjam Nielsen, husband and wife by Warranty deed from Shwan H. Ghafoor and wife, Azhar Abdulsattar of record in Instrument No. 20130522-0051524 Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 22, 2013.

Being also known as 3925 Bridgeview Lane Nashville, Tennessee 37221.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of **May, 2019**.

Erik J. Nielsen

Mirjam Nielsen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Erik Nielsen and Mirjam Nielsen, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of **May, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

201906200059734

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The actual consideration or value, whichever is greater, for this transfer is $ **285,000.00**.

Laurie M. Clegg
AFFIANT

Sworn to and subscribed to before me this 29th day of **May, 2019**.

Karen L James
NOTARY PUBLIC

My commission expires: 5/8/2021

KAREN L. JAMES
Notary Public State of Utah
My Commission Expires on:
May 8, 2021
Comm. Number: 694815

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).