Karen Johnson Davidson County
Batch# 262434 DEEDWARR
07/26/2019 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20190726-0073505

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2019.

Notary Public
My Commission Expires: 11/3/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Charles Lindquist 1303 Edgewood Place Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-05-0-257.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROLAND J. ADAMS AND SHANE S. ADAMS,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHARLES LINDQUIST, A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Edgewood, of record in Plat Book 332, page 73, 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 ROLAND J. ADAMS, by deed from JACQUELYN C. BIGGERS, UNMARRIED, of record in Instrument No. 20130327-0029925, dated March 22, 2013, said Register's Office.**

Shane S. Adams, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in said property

This is improved property commonly known as: **1303 Edgewood Place Nashville, TN 37206.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2019.

Roland J Adams
ROLAND J. ADAMS

Shane Adams
SHANE S. ADAMS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROLAND J. ADAMS AND SHANE S. ADAMS, MARRIED,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of July, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020