Karen Johnson Davidson County
Batch# 270976 DEEDWARR
08/14/2019 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20190814-0080814

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

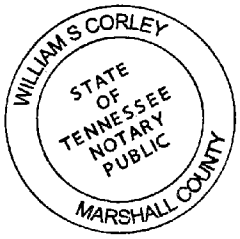
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071273

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dean N. Longo	Dean N. Longo	
(NAME) 145 Victoria Circle	(NAME) 145 Victoria Circle	096-14-0-233.00
(ADDRESS) Union Grove, WI 53182	(ADDRESS) Union Grove, WI 53182	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Three Thousand And No/100 Dollars ($253,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IAN LARS THORSON, AN UMARRIED PERSON AND ERIK THORSON AND RHONDA TERRY THORSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEAN N. LONGO, 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:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Hickory Bend, Section 4 of record in Plat Book 4175, Page 34, 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 Ian Lars Thorson, an unmarried man and Erik Thorson and Rhonda Terry Thorson, husband and wife by Warranty deed from James Crisp and James S. Crisp Jr., tenants in common with full rights of survivorship of record in Instrument No. 20170223-0018380 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 23, 2017.

unimproved ☐
This is improved ☒ property, known as 3132 Jonesboro Drive, Nashville, TN 37214
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ian Lars Thorson, an umarried person and Erik Thorson and Rhonda Terry Thorson, husband and wife this 12th day of August, 2019

Ian Lars Thorson by Erik Thorson attorney in fact
Ian Lars Thorson. by Erik Thornson, Attorney in Fact

Erik Thorson

Rhonda Terry Thorson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of August, 2019, before me personally appeared Erik Thorson and Rhonda Terry Thorson, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of August, 2019, before me personally appeared Erik Thornson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ian Lars Thorson and who acknowledged he/she/they executed the same as the free act and deed of the said Ian Lars Thorson.

Witness my hand and official seal, this the 12th day of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Jaymie Hargrave, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, 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: 01/24/2023

