Karen Johnson Davidson County
Batch# 277802 DEEDWARR
08/29/2019 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20190829-0087498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2019.

Notary ~~Public~~

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chase J. Levin 4206 Nevada Avenue Nashville, TN 37209	First Community Mortgage 242 Robert Rose Dr Murfreesboro TN 37129	09116022300

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Dana Backlund Cardin and William Cardin, formerly Dana C. Backlund, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Chase J. Levin, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107, Block 3, on the plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, TENNESSEE, as shown on plat of record in Book 57, Page 103, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dana C. Backlund, unmarried by Warranty Deed dated 09/28/2010, from Marc Ardisson and wife, Karen Michelle Ardisson, of record in Instrument 20101001-0078197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4206 Nevada Avenue, Nashville, TN 37209

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 hand(s) this the 29th day of August, 2019.

Dana Backlund Cardin

William Cardin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dana Backlund Cardin and William Cardin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

