AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190048583LD

Karen Johnson Davidson County
Batch# 323427 DEEDWARR
12/03/2019 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $74.00
20191203-0124203

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 071 12 0 310.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 4 day of November, 2019, by and between **Christy Freeze, an unmarried woman and Ryan Gardarsson, an unmarried man**, a mailing address of 4549 SE Brae Street, Milwaukie, OR 97222 hereinafter referred to as Grantor(s) and **Runar J. Gardarsson, a married man and Ryan Gardarsson, an unmarried man, as joint tenants with right of survivorship**, a mailing address of 4549 SE Brae Street, Milwaukie, OR 97222, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TWENTY THOUSAND AND 00/100 ($20,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20151102-0111252, recorded on 11/02/2015 in Davidson County, TENNESSEE.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 4 day of November, 2019.

Christy Freeze

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Christy Freeze**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, , this 4 day of November, 2019.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 4 day of November, 20 19.

Ryan Gardarsson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Ryan Gardarsson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 4 day of November, 20 19.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

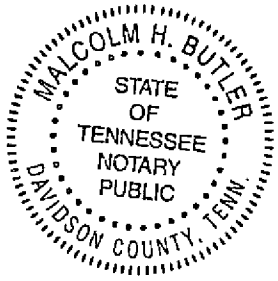
I, hereby swear or affirm that to the best of affiant\'s knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant - **Ryan Gardarsson**

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 4 day of November 2019.

Malcolm H. Butler
Notary Public
Commission Expires 9-7-2020



Name and address for person(s) responsible for taxes:

Runar J. Gardarsson and Ryan Gardarsson
4549 SE Brae Street
Milwaukie, OR 97222

Name and address of property owner:

Runar J. Gardarsson and Ryan Gardarsson
4549 SE Brae Street
Milwaukie, OR 97222

Order No.: 25655658

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Being Lot No. 1 on the Plan of Joywood Estates, of record in Plat Book 5200, Page168, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same parcel conveyed to Christy Freeze and Ryan Gardarsson from Kenneth Dash, by virtue of a deed dated 10/29/2015, recorded 11/2/2015, as instrument no. 20151102-0111252 county of Davidson, state of Tennessee.

Assessor's Parcel No: 071 12 0 310.00

True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York
County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature
My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022