WARRANTY DEED

Karen Johnson Davidson County
Batch# 330778 DEEDWARR
12/17/2019 09:25:34 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20191217-0129960

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

E. Skoldberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER 2019.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Robert Skoldberg & **Kylie Erin Skoldberg**	**Same as Owner**	**103-08-0-150.03**
(NAME) **4121 Westlawn Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIK ROBERT SKOLDBERG AND WIFE, KYLIE ERIN SKOLDBERG**, 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 part of Lot No. 336 on the map of Richland Realty Company's West Lawn Subdivision of record in Book 421, page 32, Register's Office for Davidson County Tennessee, and described as follows:

Beginning at a point on the southernly margin of Westlawn Drive, 50 feet east of the common corner of Lots Nos. 336 and 337; thence southerly, parallel to the line between said Lots 150 feet to a point; thence easterly 50 feet to a point 100 feet East of the line between Lots 336 and 337; thence northerly 150 feet to the southerly margin of Westlawn Driveway; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Warranty Deed from William K. Wence and wife, Kathleen W. Wence, executed December 21, 2018 and filed for record in Instrument Number 20181226-0124810, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4121 Westlawn Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 421, page 32, said Register's Office; (c) Restrictions of record in Instrument No. 20190322-0026298, said Register's Office.

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 hand this 16th day of December 2019.

Aspen Construction, LLC

By:

John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared John Zelenak, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Aspen Construction, LLC, the within named bargainor, a Tennessee limited liability, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of December 2019.

Notary Public

My Commission Expires: 7/9/22

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY