Karen Johnson Davidson County
Batch# 443202 DEEDWARR
07/23/2020 12:26:16 PM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20200723-0081168

This Instrument Prepared by ~~& Return to:~~
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kirk & Karolina Ellard Anderson 8020 Boone Trace Nashville, TN 37221	new owners	126150A-221.00CO

THIS INDENTURE, made this 16th day of July, 2020 between

AGA Home Ventures, LLC

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kirk Anderson and Karolina Ellard Anderson, husband and wife

of Jefferson Parish, Louisiana, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 199, on the Plan of Boone Trace at Biltmore, of record in Instrument No. 20000622-0062086, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to AGA Home Ventures, LLC by Quitclaim Deed dated 12/30/2019 from Annika Dell Gibson, married fka Annika Backlund, single woman of record in Instrument No. 20200102-0000361, and by Warranty Deed dated 3/28/2018 from Yosief Asghedom, an unmarried man of record in Instrument No. 20180329-0029472, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-TAC-20-7020

This is (X) improved ( ) unimproved property known as: 8020 Boone Trace, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

AGA Home Ventures, LLC

By: _____ Partner
Greta Backlund, Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 07/16/2020 before me, D. Saloga, Notary Public
(insert name and title of the officer)

personally appeared Greta Backlund,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. SALOGA
Notary Public - California
Riverside County
Commission # 2185651
My Comm. Expires Mar 29, 2021

Signature _____ (Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $365,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of July, 2020.

Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $365,000.00.

Karlena Ward Anderson
Affiant

Sworn to and subscribed before me, this 16th day of ~~June~~ July, 2020.

Michael A. Britt
Notary Public Michael A. Britt #3489
My Commission Expires: ~~7/3/2023~~ for life

