Karen Johnson Davidson County
Batch# 484575 DEEDWARR
09/28/2020 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200928-0111272

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930425**	STATE OF TENNESSEE) COUNTY OF Maury) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2020. Notary Public My Commission Expires: 2/7/2024

JACOB BUSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: James Allen Landstedt and Deborah Ann Landstedt P.O. Box 2042 Alpine, CA 91903	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 156 00 0 120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyler G. Nilson, unmarried and Amy M. Nilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Landstedt and Deborah A. Landstedt, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Trebing Subdivision, First Revision, of record in Plat Book 8250, Page 919, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tyler G. Nilson and Amy M. Nilson, husband and wife, by Warranty Deed from Harnid Doust, unmarried, of record in Instrument No. 20160516-0048867, in the Register's Office of Davidson County, Tennessee, dated May 12, 2016 and recorded on May 16, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trebing Subdivision, First Revision, as recorded in Plat Book 8250, Page(s) 919.

Easement for Sanitary Sewers, recorded in Book 4760, Page 854.

Easement for Public Utilities, recorded in Instrument No. 20050128-0010512.

Easement for the flow of the waters of the Trace Creek, and the rights of the public therein

Rights of upper and lower riparian owners to the flow of the waters of the Trace Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Trace Creek.

This is improved property located at 5954 Temple Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2020.

Tyler G. Nilson

Amy M. Nilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler G. Nilson and Amy M. Nilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2020.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

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True Copy Certification

I, Lori Patterson, 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, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY