WARRANTY DEED

Karen Johnson Davidson County
Batch# 518286 DEEDWARR
11/18/2020 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20201118-0135887

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 379,999.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
16th day of November, 2020

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitzi Stegall Warren and Ethan David Warren		
1612 Glenridge Drive	**Same as Owner**	**142 - 13A - 79.00**
Nashville, TN 37221		
(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, **David P. Hietanen and Wife,Katherine E. Hietanen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO**Mitzi Stegall Warren and Ethan David Warren, Wife and Husband,**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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1612 Glenridge Drive, Nashville, Nashville, TN 37221. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Riverside, Phase 2, of record in Plat Book 7900,Page 656, Register Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No.79 fronts 70.00 feet on the Westerly margin of Glenridge Drive and extends back 130.00 feet on the Southerly line and 127.48 feet on a Northerly line to a dead line in the rear, measuring 92.45 feet thereon.

Being the same property conveyed to David P. Hietanen and Wife, Katherine E. Hietanen by Warranty Deed from Paul H. Knipler and wife, Jean M. Buchanan, dated 02/20/2013 and filed for record on 02/27/2013 of record in Instrument No. 20130227-0019339, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **1612 Glenridge Drive, Nashville, TN 37221**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 16th day of November, 2020.

David P. Hietanen By Katherine T. Hietanen — Katherine T. Hietanen

David P. Hietanen
By: Katherine E. Hietanen, Attorney-in-Fact
attorney in fact

Katherine E. Hietanen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~**David P. Hietanen and**~~ **Katherine E. Hietanen** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2020.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this day of November 16, 2020, before me personally appeared Katherine E Hietanen to me known to be the person who excuted the foregoing instrument in behalf of David P. Hietanen as his Attorney-in-Fact, and acknowledge that she exectued the same as the free act and deed of the said David P. Hietanen.

Witness my hand and official seal this 16th day of November, 2020.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021