Karen Johnson Davidson County
Batch# 520814 DEEDWARR
11/24/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20201124-0137974

#35875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Natalie Ann Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF November 20 20

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEP

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Ann Wilson	CapStar Bank	
(NAME) 3331 Golf Club Lane	(NAME) 2002 Richard Jones Rd #300A	117-07-0K-016.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37215	
(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, **MAX GLENN ANDERSON AND WIFE, KAISSLING AKERS ANDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIE ANN WILSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 3331, on the plan of Golf Club Place Condominiums, of record in Plat Book 9700, Page 293, said Register's Office to which plan reference is hereby made for a more complete description of said unit and further established by the Master Deed of record in Book 10283, Page 431, as amended in Instruments 200406160071447, 200501050001979 and 200503300034571, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kaissling C. Akers, an unmarried person, by Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems necessary and/or appropriate without the requirement of the joinder of any Trustor of Beneficiary of record in Instrument No. 20180807-0077693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine L. Akers, Trustee by Quitclaim Deed from Kaissling C. Akers now known as Kaissling Akers Anderson of record in Instrument No. 20190702-0064731, Register's Office for Davidson County, Tennessee, and within the same deed the said Katherine L. Akers, Trustee conveyed her interest in the subject property to Max Glenn Anderson and wife, Kaissling Akers Anderson.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3331 Golf Club Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of November, 2020

MAX GLENN ANDERSON

Kaissling Akers Anderson

KAISSLING AKERS ANDERSON

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 Max Glenn Anderson and Kaissling Akers Anderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of November, 2020.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Notary Public

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

