Karen Johnson Davidson County
Batch# 528145 DEEDWARR
12/09/2020 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,297.70
20201209-0143685

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $621,000.00

Affiant

Subscribed and sworn to before me, this 30 day of November 2020.

Notary Public
My commission expires: 5.23.23

SARAH CARTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Rosser Kreiselmaier	Pinnacle Bank	131-03-1A-001.00
1816 Shackleford Rd	150 3rd Ave South	
Nashville, TN 37215	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Visser, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Laura Rosser Kreiselmaier and David S. Thornton, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, The Oriole Place Homes, a Horizontal Property Regime with Private Elements, as shown on Amended and Restated Declaration of record in Instrument No. 20160302-0019812, and formerly known as Unity A, Oriole Place, a Condo, as shown on Declaration of record in Instrument No. 20100907-0070823, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Visser, from Willi K. Nikolaiczyk and wife, JoAnn M. Nikolaiczyk, by Warranty Deed and recorded on March 21, 2016 of record Instrument Number 20160321-0026783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

GraceAnn Visser joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 1816 Shackleford Rd, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of November, 2020.

Andrew Visser

GraceAnn Visser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Visser and GraceAnn Visser,** the bargainor(s), 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 at Brentwood, Tennessee, this the 30th day of November, 2020.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2020106845

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

