Karen Johnson Davidson County
Batch# 538377 DEEDWARR
12/18/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20201218-0150460

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131868**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2020. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner: Katherine Jeanette Senters 2708A Hawthorne Place Nashville TN 37212	Send Tax Bills To: F&M Bank 10 Cadillac Drive, Ste 101 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 117 04 1A 001.00

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, **Niels V Johnsen and Sarah T Johnsen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Jeanette Senters , a single woman,** ("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 Unit No. 2708A, on the Plan of 2708 Hawthorne Place Residences, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2708 Hawthorne Place Residences, a Horizontal Property Regime With Private Elements , of record in Instrument No. 20151106-0113131 in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Niels V. Johnsen and Sarah T. Johnsen, husband and wife, by Warranty Deed from Jeffery G. Goodwin and Brian J. Link, married, of record in Instrument No. 20190402-0029438, in the Register's Office of Davidson County, Tennessee, dated March 28, 2019 and recorded on April 02, 2019.

The execution of this instrument is effected by the signature of Sarah T. Johnsen as Attorney-in-fact for Niels V. Johnsen, which Power of Attorney is recorded in Instrument Number 20201218-0150459, Register's Office for Davidson County, Tennessee.

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 2021 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 Belmont Terrace Annex No. 3, as recorded in Plat Book 1130, Page(s) 24.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151106-0113131.

This is improved property located at 2708A Hawthorne Place Nashville TN 37212

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 17th day of December, 2020.

Niels V Johnsen by Sarah T. Johnsen, attorney-in-fact
Niels V Johnsen by Sarah T. Johnsen, attorney-in-fact

Sarah T. Johnsen
Sarah T Johnsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah T Johnsen, 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 17th day of December, 2020.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06.17.2024

Notary Public

My Commission Expires: 06.17.2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah T. Johnsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Niels V. Johnsen and that she is authorized by Niels V. Johnsen to execute this instrument on their behalf.

WITNESS my hand, at office, this 17th day of December, 2020.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06.17.2024

Notary Public

My Commission Expires: 06.17.2024

Certificate of Authenticity

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.