Name and Address of New Owner:
Steven P. Disser
2301 B Carter Ave.
Nashville, TN 37206

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South, Suite 1000
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 556700 DEEDWARR
01/20/2021 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $2,330.63
20210120-0008232

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-03-2C-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rebecca Forrest, a single woman, and Terry Forrest, a married man and Ryan Pederson, an unmarried man, as joint Tenants with right of Survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven P. Disser, a single man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B, together with percentage interest in common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2301A-2301B Carter Avenue, a Horizontal Property Regime of record as Instrument No. 20170522-0050743 and amendment recorded in Instrument No. 20190208-0012069, Instrument No. 20190228-0018065 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James A. Fineman by Warranty Deed from Glen Alan Woods, unmarried of record in Instrument No. 20170419-0038193, Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 19, 2017. (Value of consideration shown in aforementioned deed $210,000.00.)

Being the same property conveyed to Rebecca Forrest, a single woman, and Terry Forrest, a married man and Ryan Pedersen, an unmarried man, as joint tenants with rights of survivorship, by Warranty deed from James Fineman, married of record in Instrument No. 20190409-0032107 Register's Office for Davidson County, Tennessee, dated April 04, 2019 and recorded on April 09, 2019. (Value of consideration shown in aforementioned deed $522,000.00.)

Being also known as 2301 B Carter Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2021.

(SEAL)
Rebecca Forrest

(SEAL)
Ryan Pedersen

Terry Forrest by Rebecca Forrest (SEAL) his attorney in fact
Terry Forrest by Rebecca Forrest,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca Forrest, Ryan Pedersen, and Terry Forrest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2021.

STEVEN PAUL DASSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of January, 2021, before me personally appeared Rebecca Forrest, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Terry Forrest, and acknowledged that she executed the same as the free act and deed of the said Terry Forrest.

Witness my hand and seal this 15th day of January, 2021.

STEVEN PAUL DASSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $629,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this
15th day of January, 2021.

Notary Public
My commission expires: 9/2/2024

File No. 2020-1267

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON