RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115179

Karen Johnson Davidson County
Batch# 578062 DEEDWARR
02/25/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20210225-0023555

WARRANTY DEED

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2021.

NOTARY PUBLIC

My commission expires: 11/16/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Lansberg 2621A Carter Avenue Nashville, TN 37206	Same address as new owner	084010L00100CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty Nine Thousand and 00/100 Dollars ($549,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VAN WEBBER LLC N/K/A REGAL REALTY GROUP, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLOTTE J. LANSBERG, AN UNMARRIED WOMANN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2621 Carter Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191023-0108603 and being shown on Plat attached thereto as Exhibit "B" to said Declaration of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Van Webber, LLC, a Tennessee limited liability company from Mary Amos, surviving heir of Scott Thomas Ballew, by Warranty Deed dated 10/21/2019 and recorded 10/22/2019 in Instrument No. 20191022-0108416, Register's Office of said County.

Being part of the same property to Scott Thomas from Angel Pardue, Executrix for the Estate of Jean H. Etheridge, by Warranty Deed dated 06/17/2005 and recorded 06/21/2005 in Instrument No. 20050621-0071163, Register's Office of said County. The said Scott Thomas Ballew subsequently died intestate on April 02, 2019, thereby vesting title to his heir at law and mother, Mary Amos, by Affidavits of Heirship of record in Instrument No. 20191022-0108414 & Instrument No. 20191022-0108415, Register's Office of said County.

The address of the herein described property is believed to be 2621A Carter Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of February, 2021.

VAN WEBBER LLC N/K/A REGAL REALTY GROUP, LLC

BY:
ITS:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Richard Van Kluyve with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member of the Van Webber LLC n/k/a Regal Realty Group the within named bargainor and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as, member.

WITNESS my hand and seal, this the 16th day of February, 2021.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/6/24

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

