Karen Johnson Davidson County
Batch# 586284 DEEDWARR
03/08/2021 09:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20210308-0029740

Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
#1330

Warranty Deed

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $372,000.00. Affiant Subscribed and sworn to before me, this the 28th day of January, 2021. Notary Public My commission expires: 2/12/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Blachford and Daniela Ruiz	New Owner(s)	044-15-0-387.00
1100 Birdsall Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CASEY L. CHRISTIANSEN AND LEVI M. CHRISTIANSEN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW BLACHFORD AND DANIELA RUIZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 54 on the Plan of Village of Old Hickory, Section B of record in Plat Book 1424, Page 67, 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 the same property conveyed to Leland J. Elliot and Jennifer L. Elliott, husband and wife by Warranty deed from Beverly L. Davis, an unmarried woman and John T. Davis and Bobbie Davis, husband and wife of record in Instrument No. 20150220-0014904 Register's Office for Davidson County, Tennessee, dated February 12, 2015 and recorded on February 20, 2015.

Being the same property conveyed to Casey L. Christiansen and Levi M. Christiansen, wife and husband by Warranty deed from Leland J. Elliot and Jennifer L. Elliott, husband and wife of record in Instrument No. 20190830-0088044 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on August 30, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1100 Birdsall Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2021.

Casey L Christiansen by Katie attorney in fact
Casey L. Christiansen by Katie Austin, her Attorney-In-Fact

Levi M Christiansen by Katie attorney in fact
Levi M. Christiansen by Katie Austin, 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 Katie Austin on behalf of Casey L. Christiansen and Levi M. Christiansen, as their Attorney – In – Fact with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2021.

Notary Public

My Commission Expires: 9-2-2024

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22