Karen Johnson Davidson County
Batch# 588434 DEEDWARR
03/10/2021 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $954.23
20210310-0031087

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. DH-21-198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 03 08 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel George Kaufmann	AMERIS BANK	
(NAME)	(NAME)	
917 Broadmoor Drive	3500 PIEDMONT RD NE, #105	061-07-0-022.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	ATLANTA, GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Evan Muldoon, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel George Kaufmann, a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 1 of Block "I" on the Plan of Broadmoor Subdivision, Section 2 of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 of Block "I" fronts 50 feet on the Northerly side of Woodruff drive and runs back between parallel lines, along the West margin of Lindell street, 155 feet to dead line.

Together with the Westerly 20 feet of Lindell street adjacent to Lot 1 of Block "I" on the map of Broadmoor Subdivision, Section 2 as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee and as abandoned by Metro Ordinance No. 087-1899.

Being the same property conveyed to Evan Muldoon, an unmarried man by Warranty deed from Robert Christopher Erlanson and Laura Allen Erlanson, husband and wife, as joint tenants with rights of survivorship of record in Instrument No. 20151222-0128543 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 22, 2015.

This is property more commonly known as 917 Broadmoor Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand this 5th day of March, 2021.

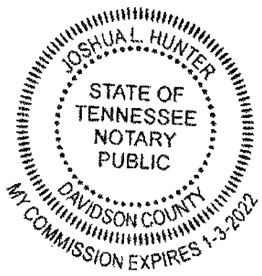
Evan Muldoon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2021, before me personally appeared Evan Muldoon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of March, 2021.

Notary Signature
My commission expires:



True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

