

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $273,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

Karen Johnson Davidson County
Batch# 590608 **DEEDWARR**
03/12/2021 09:19:12 AM 3 pgs
Fees: $18.00 Taxes: $1,010.10

20210312-0032797

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elise Svennevik	New Owner	181-02-0B-8.00
(NAME)	(NAME)	
6731 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Erika Raymond, a married woman Joan Willis, a single woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elise Svennevik, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the Final Plat of Sugar Valley Place, of record as Instrument No. 20140331-0026154, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Erika Raymond, a single woman, and Joan Willis, a single woman, by Deed from Matthew Armstrong Rubin dated 11/3/2017 of Record in Instrument Number 20171106-0114207, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 6731 Sunnywood Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of March, 2021.

Erika Raymond

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~WILSON~~ Lane MRK.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erika Raymond, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2021.

Notary Public
My Commission Expires: 12-3-21

OFFICIAL STAMP
MATTHEW RAYMOND KLEIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 968753
MY COMMISSION EXPIRES DECEMBER 03, 2021

Witness our hands this 5th day of March, 2021.

Joan Willis

STATE OF NC
COUNTY OF Brunswick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Willis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2021.

Notary Public
My Commission Expires:

MARK G COVINGTON
Notary Public - North Carolina
Brunswick County
My Commission Expires Mar 4, 2023