Karen Johnson Davidson County
Batch# 591285 DEEDWARR
03/12/2021 03:19:19 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210312-0033523

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This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214466 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$325,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 11th day of March, 2021. LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022 Notary Public My Commission Expires: 7/9/22

WARRANTY DEED

THIS INDENTURE, made this 11th day of March, 2021, among:

DOMINIQUE J. WILLIAMS AND DEVIN DAVIS AND JOEY W. DAVIS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GRANT RAY ASPLUND AND JOANNA MICHELLE ASPLUND, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Map of Joywood Heights, Section One of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 60 feet on the Southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Donnie Sexton by Warranty deed from Ronnie Sexton and Donnie Sexton of record in Instrument No. 20120123-0006362 Register's Office for Davidson County, Tennessee, dated January 11, 2012 and recorded on January 23, 2012.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Donnie Sexton, a married man of record in Instrument No. 20200722-0080381 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 22, 2020.

Being the same property conveyed to Dominique J. Williams and Devin J. Davis and Joey W, Davis by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200722-0080737 Register's Office for Davidson County, Tennessee, dated July 21, 2020. and recorded on July 22, 2020.

Being also known as 506 Norton Avenue Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dominique J. Williams

Joey Wayne Davis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dominique J. Williams and Joey Wayne Davis, the within named bargainor(s), 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 11th day of March, 2021.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Devin J. Davis by Joey Wayne Davis, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joey Wayne Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Devin J. Davis, and who acknowledged that he executed the same as the free act and deed of said Devin J. Davis.

Witness my hand and official seal this 11th day of March, 2021.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Grant Asplund and JoAnna Asplund
Address: 506 Norton Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Highlands Residential ~~Grant Asplund and JoAnna Asplund~~
Address: 12001 N. Central Expy #750
City, State, Zip: Dallas, TX 75243

Tax ID: 071-08-0-184.00