Karen Johnson Davidson County
Batch# 592787 DEEDWARR
03/16/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20210316-0034895

This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR #026345
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

DO NOT PUBLISH

FILE NO: 2021-003

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Carey Melissa Snarr and Kelley Frances Fenelon	Same as new owner	Map & Parcel 083-09-0-255.0
(STREET ADDRESS) 105 South 13th Street	(STREET ADDRES	
(CITY) (STATE) (ZIP) Nashville TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ERIK O. THORNGREN, unmarried,** hereinafter Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **CAREY MELISSA SNARR and KELLEY FRANCES FENELON, wife and wife,** hereinafter Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map entitled Map of Spring Park Subdivision of record in Book 57, page 134, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Erik O. Thorngren by deeds of record in Instrument #20111024-0082446, and in Instrument #20141203-0110755, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $830,000.00

Subscribed and sworn to before me this the 15th day of March, 2021.

Carmen Coats
Affiant

My commission expires: 9-2-2024
(Affix Seal)

Julie Bailey
Notary Public

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

This is improvement property known as 105 South 13th Street, Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whatsoever.

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

15th IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed effective as of the day of March, 2021.

Erik O. Thorngren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Erik O. Thorngren,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 15th day of March, 2021.

Marjorie A. Haines, Notary Public

My commission expires: 10/02/2022

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-02-2022

ENCUMBRANCES:

1. 2021 and subsequent years real property taxes are a lien, but not yet due and payable.
2. All matters shown on Map of Spring Park Subdivision of record in Book 57, page 134, Register's Office, Davidson County, Tennessee.

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

