Karen Johnson Davidson County
Batch# 611246 DEEDWARR
04/09/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20210409-0047381

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2224

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of April, 2021

Notary Public

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Nutmeg Bandits, LLC<br>1209 Linden Avenue<br>Nashville, TN 37212 | Nutmeg Bandits LLC<br>103 Wentworth Ave.,<br>Nashville, TN 37215 | 105-13-0-092.00 |

# WARRANTY DEED

FOR AND IN 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,

**Jon David Tannler and Kristen Dianne Tannler, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nutmeg Bandits LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, 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 Easterly One-half of Lot No. 64 on the Plan of Belmont Land Company's Subdivision called "Belmont Heights", of record in Plat Book 421, Page 34, 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 part of said Lot fronts 50 feet on the Southerly side of Linden Avenue, and runs back between parallel lines to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Jon D. Tannler and Kristen D. Tannler, husband and wife by Warranty Deed from J. Kevin Hyneman and Cynthia H. Hyneman, husband and wife of record in Instrument No. 20191024-0109027 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 24, 2019.

Being also known as 1209 Linden Avenue Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all matters shown on the Plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, and covenants, conditions and restrictions set forth in instrument recorded in Book 318, page 52, said Register's Office; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1209 Linden Avenue, Nashville, TN 37212

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 so

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.

Dated this the 7th day of April, 2021.

Jon David Tannler

Kristen Dianne Tannler

**Acknowledged by**
Physical Presence

STATE OF Florida
COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jon David Tannler and Kristen Dianne Tannler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 7th day of April, 2021.

LISA SHEA
Notary Public - State of Florida
Commission # GG 908970
My Comm. Expires Dec 25, 2023
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 12.25.2023

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021