20211275R Karen Johnson Davidson County Batch# 616232 **DEEDWARR** 04/16/2021 09:45:25 AM 2 pgs Fees: $13.00 Taxes: $1,350.50 20210416-0050946	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 15 day of April, 2021. Notary Public My commission expires: 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Charity M. Loput	New Owner	**161-10-0A-054-00**
5269 Village Way		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Neil Thorsbakken and Andrea Thorsbakken, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charity M. Loput, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gloria Francis Pfeiffer, single by Quitclaim deed from Louis Denoto, single of record in Book 10528, page 235, Register's Office for Davidson County, Tennessee, dated July 14, 1997 and recorded on July 14, 1997 and Re-recorded on October 01, 2001, record in Instrument No. 20011001-0105755.

Being the same property conveyed to Neil Thorsbakken and Andrea Thorsbakken, husband and wife by Warranty Deed from Gloria F. Pfeiffer a/k/a Gloria Fancis Pfeiffer, unmarried of record in Instrument No. 20161118-0121854, Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 18, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 5269 Village Way, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 15TH day of APR, 2021:

Neil Thorsbakken by Ryan Rafoth ATTORNEY IN FACT
Neil Thorsbakken by Ryan Rafoth, his Attorney-in-Fact

Andrea Thorsbakken
Andrea Thorsbakken

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Andrea Thorsbakken, 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, at office, this the 6 day of April, 2021..

My Commission Expires: 5/30/21

Notary Public

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Neil Thorsbakken ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15 day of April, 2021..

My Commission Expires: 5/30/21

Notary Public

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY