Karen Johnson Davidson County
Batch# 633210 DEEDWARR
05/11/2021 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,931.40
20210511-0063468

WARRANTY DEED

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $522,000.00

Affiant

Subscribed and sworn to me on April 9, 2021.

Notary Public

My Commission Expires: 8-7-22

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Laura Bender-Seay and husband, Joaquin Prange 935-B Breslyn Road Nashville, TN 37205	New Owner	102 14 O C 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **John R. Lindahl, Jr., a married man, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer

and convey unto **Laura Bender-Seay, a married woman and Joaquin Prange, her husband, (hereinafter called "Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being described as Unit B as depicted on Exhibit B and attached within the Declaration of Covenants, Conditions and Restrictions for the Homes at 941 Breslyn Road, a Horizontal Property Regime with private elements and being of record in Instrument Number 20190125-0007543 and corrected as to the street address in Instrument Number 20210414-0049612 Register's Office of Davidson County, Tennessee to which reference is hereby made.

Being a portion of the same property conveyed to John R. Lindahl, Jr. by Trustee's Deed dated May 15, 2020 from Thomas N. Jones, Trustee and being of record in Instrument Number 20200522-0053623, Register's Office of Davidson County, Tennessee.

*The above described property is not the primary residence of the Grantor.

The conveyance of the above described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable and are being prorated between the parties and will be the sole responsibility of the Grantees for payment when they become due and payable.
2. Restrictions of record in Book 5307, Page 802, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 2090125-0007543 and as amended in Instrument Number 20210414-0049612, said Register's Office.
4. Bylaws of Homes at 941 Breslyn Road Homeowners Association as shown on Exhibit C of record in Instrument Number 20190125-0007543, said Register's Office and corrected by Instrument Number 20210414-0049612, said Register's Office, as to street address.
5. Charter of Homes at 941 Breslyn Road homeowner's association as shown on Exhibit D of record in Instrument Number 20190125-0007543, said Register's Office.
6. Easement for sewers of record in Book 5152, Page 198, said Register's Office.
7. Subject to the provisions of Horizontal Property Act of the State of Tennessee for the express purpose of establishing thereon a horizontal property regime with private elements.

This property is known as improved property located at 935-B Breslyn Road, Nashville, Tennessee 37205.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, 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.

Executed on this 9th day of April, 2021.

John R. Lindahl, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, John R. Lindahl, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on April 9, 2021.

Notary Public

My Commission Expires: 6-10-23

THOMAS N JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

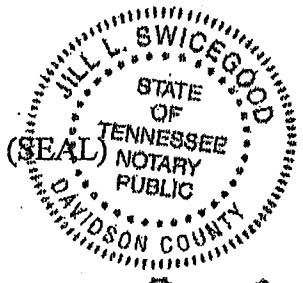
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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