WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$311,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 638071 DEEDWARR
05/18/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20210518-0066649

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Dohse and Carole Dohse 2025 Woodmont Blvd #102 Nashville, TN 37215	Daniel Dohse and Carole Dohse 671 Kylemore Drive, Des Plaines, IL 60016	117-11-0J-102.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gary R. Askvig and Jeanne R. Askvig, Co-Trustees, The Askvig Family Living Trust dated October 1, 2006,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Dohse and Carole Dohse, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Gary R. Askvig and wife, Jeanne R. Askvig by Warranty Deed from Robert T. Marvin Jr. and wife, Cynthia J. Marvin and Abby M. Marvin and Robert T. Marvin III, dated 04/06/2011, of record in Instrument 20110408-0027502, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary R. Askvig, and Jeanne R. Askvig, Co-Trustees, The Askvig Family Living Trust dated October 1, 2006, by Quitclaim Deed from Gary R. Askvig and Jeanne R. Askvig, dated 03/02/2017, of record in Instrument 20170307-0022552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 2025 Woodmont Blvd #102, Nashville, TN 37215

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 do 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.

Witness our hands this the 14th day of May, 2021.

Gary R. Askvig, Co-Trustee

Jeanne R. Askvig, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gary R. Askvig and Jeanne R. Askvig, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Co-Trustees of The Askvig Family Living Trust dated October 1, 2006, the within named bargainor, and that they as such Co-Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of The Askvig Family Living Trust dated October 1, 2006, by the said Gary R. Askvig and Jeanne R. Askvig as such Co-Trustees.

Witness my hand and official seal, this the 14th of May, 2021.

Notary Public

My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee
Notary Public
Davidson County

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