39B

Name and Address of New Owner:
The Cottage, LLC
9005 Overlook Blvd.
Brentwood, TN 37027

Send Tax Bills To:
9005 OVERLOOK BLVD
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 642398 DEEDWARR
05/21/2021 02:36:17 PM 2 pgs
Fees: $13.00 Taxes: $3,385.50
20210521-0069627

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 118-05-0-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ernst Van Orsouw and Jillian Van Orsouw, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Cottage, LLC, a Tennessee limited liability company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of the Joseph Vaulx Lands and known as the easterly 50 feet of the southerly 175 feet of Lot No. 30 and the westerly 25 feet of the southerly 175 feet of Lot No. 31 on the Map of Battlefield Estates, Section I, as of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee, and likewise being known as Lot No. 3 on an unrecorded Subdivision of Lots 29, 30 and 31 of said Battlefield Estates, Section I, and as shown on a survey thereof by Z.J. Wiklinson, Surveyor, August 4, 1941.

According to said survey said parts of said lots and/or said lot fronts 75 feet on the northerly side of East Clayton Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Ernst Van Orsouw and Jillian Van Orsouw, husband and wife, by Warranty Deed from Andrew Sohr and Molly Sohr, husband and wife, of record in Instrument No. 20160818-0086416 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 18, 2016. (Value of consideration shown in aforementioned deed $655,000.00.)

Being also known as 836 Clayton Avenue, Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of May, 2021.

_____(SEAL)
Ernst Van Orsouw

_____(SEAL)
Jillian Van Orsouw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ernst Van Orsouw and Jillian Van Orsouw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of May, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $915,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
20th day of May, 2021.

BECKY ELIZABETH BURCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11-19-23

File No. 2021-1576