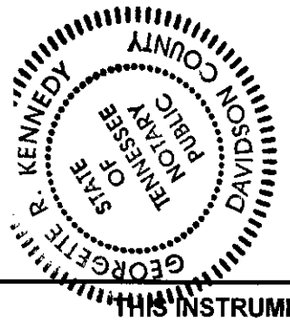
(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 657766 DEEDWARR
06/16/2021 11:14:49 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210616-0081298



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Carlson	First Bank	Map & Parcel 069 02-0 052.00
(NAME)	(NAME)	
4351 Setters Road	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, January Wisniewski, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Carlson and Stephanie Carlson, husband and wife, 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 Lot No. 90, on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, Page 27, as amended in Book 3964, Page 387, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to January Wisniewski by deed from Rafael Hernandez, Jr. Trustee of the Hernandez Trust dated November 30, 1995 of record in Instrument 20160831-0091166, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3934, Page 322, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 3700, Page 27 and in Book 3964, Page 387, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4351 Setters Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of June, 2021.

January Wisniewski

STATE OF TENNESSEE

COUNTY OF Robertson

On this 14th day of June, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **January Wisniewski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,

