Karen Johnson Davidson County
Batch# 660530 DEEDWARR
06/21/2021 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20210621-0083234

36304

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36304-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2021. Notary Public My Commission Expires:

GERALD PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Karol L. Fleming 1910 Shelby Avenue Nashville, TN 37206-2154	**Send Tax Bills To:** NEW OWNER 1910 Shelby Avenue Nashville, TN 37206-2154	**Tax Information:** Map and Parcel No.: 09402015300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Christopher Erlanson and Laura Erlanson, Husband and Wife**, ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **Karol L. Fleming, a single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is IMPROVED property located at 1910 Shelby Avenue, Nashville, TN 37206-2154.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~8th~~ 11th day of June, 2021.

Robert Christopher Erlanson

Laura Erlanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Christopher Erlanson and Laura Erlanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~8th~~ 11th day of June, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 2 on the Plan of the United Electric Railway Addition to East Nashville, as of record in Book 161, Page 8, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the Southerly side of Shelby Avenue and runs back between parallel lines 157-1/2 feet to a dead line.

Being the same property conveyed to Robert Christopher Erlanson and Laura Erlanson, husband and wife, by Quitclaim Deed from Robert Christopher Erlanson, married, of record in Instrument No. 20070212-0017944, in the Register's Office of Davidson County, Tennessee, dated January 26, 2007 and recorded on February 12, 2007.

Being the same property conveyed to Robert Christopher Erlanson, married, by Warranty Deed from Svend Thomsen, unmarried, of record in Instrument No. 20040928-0116782, in the Register's Office of Davidson County, Tennessee, dated September 21, 2004 and recorded on September 28, 2004.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 161, Page(s) 8, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

