Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535340

Karen Johnson Davidson County
Batch# 665168 DEEDWARR
06/25/2021 01:19:21 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20210625-0086624

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00

A D S ·11
Affiant

Subscribed and sworn to before me, this 24th day of June, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan Bradley Smith 4121 Westlawn Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 103 08 0 150.03

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, **Erik Robert Skoldberg and Kylie Erin Skoldberg, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Bradley Smith, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 336 on the map of Richland Realty Co's West Lawn Subdivision of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southernly margin of Westlawn Drive, 50 feet east of the common corner of Lots Nos. 336 and 337; thence southerly, parallel to the line between said Lots 150 feet to a point; thence easterly 50 feet to a point 100 feet east of the line between Lots 336 and 337; thence northerly 150 feet to the southerly margin of Westlawn Driveway; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Erik Robert Skoldberg and wife, Kylie Erin Skoldberg, by Warranty from Aspen Construction, LLC, a tennessee limited liability company, of record in Instrument No. 20191217-0129960, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019.

Being the same property conveyed to Aspen Construction, LLC, a tennessee limited liability company, by Warranty Deed from William K. Wence and wife, Kathleen W. Wence, of record in Instrument No. 20181226-0124810, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co's West Lawn, as recorded in Plat Book 421, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20190322-0026298.

This is improved property located at 4121 Westlawn Drive Nashville TN 37209

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

And Grantor covenants that it is 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of June, 2021.

Erik Robert Skoldberg

Kylie Erin Skoldberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erik Robert Skoldberg and Kylie Erin Skoldberg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2021.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021