398

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 669771 DEEDWARR
07/01/2021 01:47:45 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00

20210701-0089468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Steven Ganser | NEW OWNER | ~~093132B00900CO~~ |
| (NAME) | (NAME) | |
| 1104 Sigler Street | | 093-13-2B-011.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Michael Didriksson, an unmarried man, and Andrew Jessop, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Steven Ganser***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

***an unmarried man**

Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Maverick Row, a horizontal property regime established by master deed of record in Instrument No. 201712070125206, amended in Instrument No. 201801180005412 and Instrument No. 201906270062170, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as exhibit a to the aforementioned master deed.

Being the same property conveyed to Michael Didriksson, an unmarried man and Andrew Jessop, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from Maverick Sigler, LLC, a Tennessee limited liability company, dated 09/14/2020 and recorded 09/16/2020, of record in Instrument 202009160105919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 161, Page 61; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201712070125206, and amended Instrument 201801180005412, Instrument 201906270062170; (3) Easement in Book 10219, Page 521 and in Instrument 201710020100412, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1104 Sigler Street, Nashville, TN 37203

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of June, 2021.

**Michael Didriksson**

**Andrew Jessop**

State of California
County of ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Didriksson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of June, 2021.

Notary Public:
My Commission Expires: _____

State of California
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Jessop, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28 day of June, 2021.

Notary Public:
My Commission Expires: 04/19/2023

JACOB PARTIDA
Notary Public - California
Orange County
Commission # 2354890
My Comm. Expires Apr 19, 2025

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**

File No.: 1275552
Warranty Deed TN

unimproved ☐

This is improved ☒ 1104 Sigler Street, Nashville, TN 37203

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of June, 2021.

**Michael Didriksson**

**Andrew Jessop**

State of California
County of LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Didriksson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of June, 2021.

LILY CELIS-CALDERON
Notary Public – California
Los Angeles County
Commission # 2204417
My Comm. Expires Jul 10, 2021

Notary Public:
My Commission Expires: 07-10-2021

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Jessop, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of June, 2021.

See Attached CA Compliant Acknowledgment

Notary Public:
My Commission Expires: _____

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles )

On June 26, 2021 before me, Michael S. Kapphahn Notary Public
(insert name and title of the officer)

personally appeared Michael Didriksson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHAEL S. KAPPHAHN
COMM. #2342706
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 20, 2025
NRO1 NRO1

Signature Michael S Kapphahn (Seal)