Karen Johnson Davidson County
Batch# 674770 DEEDWARR
07/12/2021 10:20:52 AM 3 pgs
Fees: $18.00 Taxes: $2,460.80
20210712-0093181

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
877-328-4869460006429
Sandra A. Ryan

DANA K. GALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 665,080.00

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2021

Notary Public

My commission expires: 9-6-22
(Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kenneth Nehlsen and Cynthia Nehlsen	NAME: NEW OWNER
STREET ADDRESS: 2208 Sheridan Rd	STREET ADDRESS: Nashville TN 37206
MAP & PARCEL NO.: 072.16.0.302.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lorrie Gayle Pate, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kenneth R. Nehlsen and Cynthia M. Nehlsen, husband and wife,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2208 Sheridan Road, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 9th day of June, 2021.

x Lorrie Gayle Pate
Lorrie Gayle Pate

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lorrie Gayle Pate, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 9th day of June, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 10-2-2023

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Addition to Corder Heights, Revised of record in Plat Book 5190, Page 456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lorrie Gayle Pate, a single person by Warranty deed from Kelli Whitman f/k/a Kelli Whitman Barrett, an unmarried woman and Howard Maxwell Barrett, an unmarried man of record in Instrument No. 20180316-0024888 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 16, 2018. (Value of consideration shown in aforementioned deed $375,000.00.) Being also known as 2208 Sheridan Road Nashville, Tennessee 37206.

The following is for informational purposes only:

Property Address: 2208 Sheridan Road
Addition to Corder Heights, Revised, Lot # 2
Davidson County, TN

072-16-0-302.00