Karen Johnson Davidson County
Batch# 677161 DEEDWARR
07/15/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20210715-0095221

Whitney McElroy State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $740,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2021. Notary Public My commission expires: 06-02-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Spencer Essenpreis and Kari Essenpreis	Same as New Owners	104-15-0-262.00
2118 W Linden		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Cecilia Lynn Dodd and Mark Boughton, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Spencer Essenpreis and Kari Essenpreis, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. being the Easterly 15 feet of Lot No. 38 and the Westerly 45 feet of Lot No. 39 on the Plan of Linden Place of record in Plat Book 547, Pages 121 and 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID parts of Lots No. 38 and 39 front together 60 feet on the Northerly side of West Linden Avenue and extend back between parallel lines 145 feet to a dead line in the rear. Being a portion of the same property conveyed to Cecilia Lynn Dodd by Warranty deed from Alan V. Barnes and wife, Elaine M. Eschen of record as Instrument No. 20000407-0035316 Register's Office for Davidson County, Tennessee; Mark Boughton, spouse of the said Cecilia Lynn Dodd joins in the execution of this instrument to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as **2118 W Linden, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of July, 2021.

Cecilia Lynn Dodd
Cecilia Lynn Dodd

Mark Boughton
Mark Boughton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cecilia Lynn Dodd and Mark Boughton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of July, 2021.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000271-528

Tennessee Certification of Electronic Document

I, Carla Ward, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9th 2021 (date of document).

Carla Ward
Affiant Signature

7-9-2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: Oct 02 25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

202107150095221