Karen Johnson Davidson County
Batch# 689819 DEEDWARR
08/04/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210804-0104802

Name and Address of New Owner:
Lance Baylor
410 Gates Road
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 03308005200

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeremy Grondahl and Jessica Grondahl, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lance Baylor, unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47-52, inclusive, Register' s Office of Davidson County, Tennessee.

Said Lot No. 140 fronts 82 feet on the Easterly side of Gates Road and run back 163.4 feet on the Northerly line and 146 feet on the Southerly line, to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Jessica Grondahl and Jeremy Grondahl, wife and husband by deed from 1 Public Homes, LLC, a Tennessee limited liability company dated July 2nd, 2018 and recorded in Instrument No. 20180709-0065915, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 410 Gates Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27 day of July, 2021.

Jeremy Grondahl (SEAL)

Jessica Grondahl (SEAL)

STATE OF
COUNTY OF

On this 27 day of July, 2021, before me personally appeared Jeremy Grondahl and Jessica Grondahl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, ~~at~~ office, this 27 day of July, 2021.

Notary Signature
My commission expires: 4-13-31

CAMERON CHASE CLARK My Commission Expires NOTARY PUBLIC 04-13-2031 STATE OF SOUTH CAROLINA

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
~~28th~~ 27th day of July, 2021.

Notary Public
My commission expires: 4-13-31
File No. 21-2225

CAMERON CHASE CLARK My Commission Expires NOTARY PUBLIC 04-13-2031 STATE OF SOUTH CAROLINA



202108040104802

**Tennessee Certification of Electronic Document**

I, Charity Petty, 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 27, 2021 (date of document).

Charity Petty
Affiant Signature

August 3, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023