Karen Johnson Davidson County
Batch# 692564 DEEDWARR
08/06/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20210806-0106409

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

CRT File No. 210736363

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,700,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of August, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James William Nantz, III. 4506 Beacon Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 11 0 088.00

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, **Johan Arvidsson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James William Nantz, III, Trustee of the James William Nantz, III Revocable Trust agreement established under trust agreement, dated August 30, 1995** ("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 Lot No. 12 and the Northerly part of Lot No. 11, Block "P" on the map of Tyne Meade, Section IV, of record in Book 1424, Page 25, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Westerly margin of Beacon Drive at the corner of Lots No. 12 and 13; thence, with the line between said Lots, Westerly 464.25 to a point; thence, Southerly 131.2 feet to a point which is 14.0 feet South of the corner of Lots 11 and 12; thence, Easterly, parallel to a line between said lots 329.3 feet to a point; thence, continuing Easterly 160.0 feet to the corner of Lot Nos. 11 and 12 in the West margin of Beacon Drive; thence, with the margin of the same, Northerly 117.0 feet to the point of beginning.

Being the same property conveyed to Johan Arvidsson, an unmarried man, by Warranty Deed from The Baird Graham Company, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20180426-0039219, in the Register's Office of Davidson County, Tennessee, dated April 20, 2018 and recorded on April 26, 2018.

Moa Arvidsson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Taxes and assessments for the year 2021 and subsequent years, 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 Tyne Meade Section IV, as recorded in Plat Book 1424, Page(s) 25.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1512, Page 384.

This is improved property located at 4506 Beacon Drive Nashville TN 37215

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 5th day of August, 2021.

Johan Arvidsson By Ryan Dieck, attorney in fact
Johan Arvidsson
By: Ryan Dieck, Attorney in Fact

Moa Arvidsson by Ryan Dieck, attorney in fact
Moa Arvidsson
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Johan Arvidsson and Moa Arvidsson and that he is authorized by Johan Arvidsson and Moa Arvidsson to execute this instrument on their behalf. *

WITNESS my hand, at office, this 5th day of August, 2021.

AWS
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

* Instrument No. 20210804-0104895

* Instrument No. 20210804-0104896

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 8/5/2021.

Affiant
Date: 8/5/2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 5th day of August, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024