Karen Johnson Davidson County
Batch# 703333 DEEDWARR
08/24/2021 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,581.75
20210824-0114170

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$427,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|23rd DAY OF August,2021.
|
|NOTARY PUBLIC: 3/13/2022
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 172
Andrew P. E. Molnar 1005 Elmshade Lane Nashville, Tennessee 37211	Pinnacle Bank 150 3rd Avenue S, Suite 1000 Nashville, Tennessee 37201	GROUP 03 0A PARCEL 67.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Scott T. North and Lesley North, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew Paul Emerson Molnar and Holly Chastain Molnar, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, pages 498-499, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scott T. North, unmarried, By Warranty Deed from Samuel C. O'Banion, III, and Brandi Lee O'Banion, dated September 27, 2011 and filed of record in Instrument No. 20111019-0081527, in the Register's Office for Davidson County, Tennessee.

Lesley North JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1005 Elmshade Lane, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITNESS my hand and official seal at office this 23rd day of August, 2021.

Scott T. North

Lesley North

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Scott T. North and Lesley North, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2021.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

615 Title
807 Bradford Avenue
Nashville, TN 37204

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 August 23, 2021.

D. Shayne Adair

August 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd **day of** August, **2021.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY