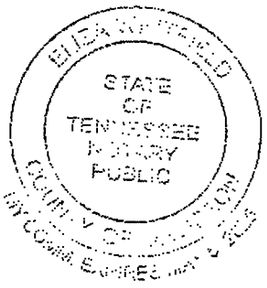
Karen Johnson Davidson County
Batch# 712275 DEEDWARR
09/09/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210909-0120827

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the ~~2nd~~ 3rd day of September, 2021. Eo

Notary Public

My commission expires: 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessey Clark and Lorie Liebig	Ascend Federal Credit Union New Owner(s)	072-12-0-095.00
2100 Stratford Avenue	1611 N Jackson St	
Nashville, TN 37216	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONNAN CHRISTENSEN AND ANN CHRISTENSEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSEY CLARK, UNMARRIED MAN, AND LORIE LIEBIG, UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Dalewood Section I of record in Plat Book 1424, Page 108, 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 Leonard Ferrell and wife, Mabel Ferrell by Warranty deed from Elsie Nivens of record in Book 7563, page 487, Register's Office for Davidson County, Tennessee, dated May 31, 1988 and recorded on June 06, 1988.

Order Admitting Will to Probate and Establishing Title to Real Estate, recorded on March 16, 2018, in Instrument No. 20180316-0025109.

Last Will and Testament recorded on March 16, 2018, in Instrument No. 20180316-0025110 and also recorded on June 01, 2018, in Instrument No. 20180601-0052307.

Order Re-opening matter and Establishing Title to Real Estate, recorded on June 01, 2018, in Instrument No. 20180601-0052306.

Being the same property conveyed to Donnan Christensen and Ann Christensen, husband

and wife by Warranty deed from Thomas Andrew Ferrell, Executor of the Last Will and Testament of Mabel Irene Ferrell, Linda Ferrell Tudor (1/4) undivided interest; Gwendolyn Ferrell Tudor (1/4) undivided interest; Thomas Andrew Ferrell (1/4) undivided interest; Amy Cyrier (1/12) undivided interest; Matthew Allbert (1/12) undivided interest and Melanie Miller (1/12) undivided interest of record in Instrument No. 20180601-0052313 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2100 Stratford Avenue, Nashville, TN 37216, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2021.

Donnan Christensen

Ann Christensen

STATE OF WI
COUNTY OF BARRON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donnan Christensen and Ann Christensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2021.

NOTARY PUBLIC
BRENDA DAGSGARD
STATE OF WISCONSIN

Notary Public

My Commission Expires: 12-17-21

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/07/2021 (date of document).

Affiant Signature

09/07/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

202109090120827