Karen Johnson Davidson County
Batch# 712991 DEEDWARR
09/10/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $793.65
20210910-0121707

Name and Address of New Owner:
The Andreeson Family Partnership, LLC
6251 Lake Rd
Nashville, TN 37080

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 028-00-0-009.00

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, **William Klay Grider, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Andreeson Family Partnership, LLC, a Delaware Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 11, on the Map of the Land of Henry Floto, as shown by Map of record in Book 421, Page 147, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and being further described as follows:

Beginning at a point in the center line of Marrowbone Lake Road, known as Lake Louise Road, the north corner of the land, thence with the center line of said Road, South 52 degrees East, 150 feet to a point; thence leaving said road as follows: South 45 degrees West, 290.5 feet; thence North 52 degrees West 150 feet; thence 45 degrees East, 290.5 feet to the point of beginning.

Being the same property conveyed to Barbara J. Lance by Warranty Deed from Amy Murphy, unmarried, of record in Instrument No. 20140925-0088329 Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 25, 2014. (Value of consideration shown in aforementioned deed $77,000.00.)

Being the same property conveyed to William Klay Grider, a single man, by Warranty Deed from Barbara J. Lance, unmarried, of record in Instrument No. 20191010-0103852 Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 10, 2019. (Value of consideration shown in aforementioned deed $177,500.00.)

Being also known as 6123 Marrowbone Lake Rd., Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 8th day of September, 2021.

_____(SEAL)
William Klay Grider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 8th day of September, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5.5.2025

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 $214,500.00, 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
8th day of September, 2021.

_____
Notary Public
My commission expires: 9.2.2024

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 2021-1843

Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9-8-2021 (date of document).

Affiant Signature

9/8/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of September, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON