WARRANTY DEED

Karen Johnson Davidson County
Batch# 720072 DEEDWARR
09/20/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210920-0125967

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/16/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4076

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patrick S. Foster and Michelle E. Anderson		061-04-0-111.00
1126 Haysboro Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nelson Edwin Christianson III, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick S. Foster, unmarried and Michelle E. Anderson, unmarried, Tenants in Common with Rights of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 12 and the Easterly 57 feet of Lot No. 11 on the Map of Haysboro Estates, not of record, and described as follows:

Beginning at a point on the Southerly margin of the Haysboro Drive at the Northwest corner of the property conveyed to W. J. Dodson and wife, by Deed of record in Book of 808, Page 183, Register's Office for said County- thence with the South margin of said road Westerly 122 feet to a point which is 8 feet East of the corner of Lots Nos. 10 and 11; thence Southerly parallel to the line between said Lots, 202.2 feet to a point; thence Easterly 122 feet to Dodson's Line; thence with said line Northwardly 202.2 feet to the beginning.

Being the same property conveyed to Nelson E. Christianson, Jr. and wife, Bernice D. Christianson by Warranty deed from A. B. Cullum and wife, Mary L. Cullum of record in Book 1811, page 561, Register's Office for Davidson County, Tennessee, dated March 28, 1950 and recorded on March 29, 1950.

Bernice D. Christanson, having since died, her interest in said property vesting in Nelson E. Christianson, Jr. as the surviving tenant by the entirety.

Nelson E. Christianson, Jr. having died on December 22, 2004, his interest in said property being devised to Nelson Edwin Christianson, III by Last Will and Testament of record in Docket No. 05P-1484, Probate Court for Davidson County, Tennessee. Said property having been inherited property and never having been the marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

Witness my hand on July 16, 2021.

Nelson Edwin Christianson, III

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Nelson Edwin Christianson, III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 16, 2021.

Notary Public

My Commission Expires: 12/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4076

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 16, 2021.

J. Carlton Drumwright

July 16, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 16, 2021.

Notary

My Commission Expires: 12/18/22

