Karen Johnson Davidson County
Batch# 721267 DEEDWARR
09/22/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20210922-0127199

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937247**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2022

WARRANTY DEED

Address New Owner: Amy Nickin and Eric Evken-Sluyters 130 Taggart Avenue Nashville TN 37205	Send Tax Bills To: New Owner 130 Taggart Ave Nashville, TN 37205	Tax Information: Tax Parcel ID No. 130 05 0 073.00

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, **Calle Jarnkrook, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Nickin and Eric Evken-Sluyters, wife and husband** ("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. 14 of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E,F,G,H&K, of record in Book 1130, Pages 71 and 72, Register's Office for said County to which reference is made for a complete description thereof.

Being the same property conveyed to Calle Jarnkrook, a single man, by Warranty Deed from R & M, LLC, a Tennessee limited liability company, of record in Instrument No. 20170831-0089567, in the Register's Office of Davidson County, Tennessee, dated August 30, 2017 and recorded on August 31, 2017.

Sanna Jarnkrook joins in this instrument for the purpose of conveying any and 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 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E,F,G,H&K, as recorded in Plat Book 1130, Page(s) 71 and 72.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 806, Page 686.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

Easement for Joint Driveway, recorded in Book 3768, Page 570.

This is improved property located at 130 Taggert Avenue Nashville TN 37205

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 15th day of September, 2021.

Calle Jarnkrook

Sanna Jarnkrook

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Calle Jarnkrook and Sanna Jarnkrook, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2021.

Notary Public
My Commission Expires: 11-10-2024

STEPHANIE T START
Notary Public
State of Washington
Commission # 20118156
My Comm. Expires Nov 10, 2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **9/15/2021** (date of document).

Affiant Signature

9/15/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

