Karen Johnson Davidson County
Batch# 749783 DEEDWARR
11/05/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,141.45
20211105-0147911

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-14352-TC

#36656

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $308,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2021.

Notary Public
My Commission Expires: 10/2/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elliott M. Oslund 107 Holly Forest Nashville, TN 37221	First Community Mortgage 262 Robert Rose Dr. Suite 200 Murfreesboro, TN 37129	142-08-0A-011-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Erica Anne Brandon**, unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elliott M. Oslund, a single man**, 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:

Being a certain condominium town home situated in Davidson County, Tennessee, and being known as Unit No. 11, together with the appurtenant common elements of Coronada, a condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed establishing a horizontal property regime of Coronada, a condominium, of record in Book 4901, page 679; as amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; and in Book 5969, page 269, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of Phase I, Coronada, Town Home Condominiums, of record in Book 4860, page 26, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Erica Anne Brandon, unmarried woman by Warranty Deed from Elizabeth A. Huitt, an unmarried woman, dated January 3, 2019, recorded January 9, 2019, of record in Instrument No. 20190109-0002420, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **107 Holly Forest, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be

responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of October, 2021.

GRANTOR:

Erica Anne Brandon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erica Anne Brandon, the within named bargainor(s), 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 at office this 21st day of October, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202111050147911

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/21/2021

GEORGE E. MUDTER, JR.
Dated 10/21/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/21/2021

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

