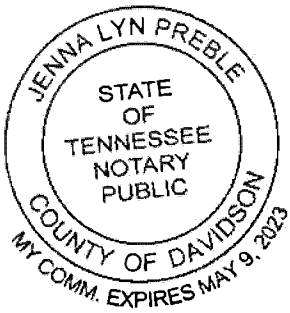
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Becky Burch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF November, 2021

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soren Jonzzon and Jessica Whitney	New owner	
(NAME)	(NAME)	
5702 B Tennessee Ave		091 06 0 254.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE PHILLIP LAUDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOREN JONZZON AND JESSICA WHITNEY,** HEREINAFTER CALLED THE GRANTEES, 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. 1607 of Block 14, Plan No. 2 of West Nashville Tennessee, as of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife, by QuitClaim Deed from George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife, of record in Instrument No. 20210202-0014813, in the Register's Office of Davidson County, Tennessee, dated February 1, 2021 and recorded on February 2, 2021.

Being part of the same property conveyed to Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife, by Warranty Deed from Travis Dockery and wife, Elizabeth Dockery, of record in Instrument No. 20210202-0014810, in the Register's Office of Davidson County, Tennessee, dated February 1, 2021 and recorded on February 2, 2021.

Being part of the same property conveyed to Travis Dockery and wife, Elizabeth Dockery, by Special Warranty Deed from Equity Trust Company Custodian FBO Edward W. Meek, IRA 34139, a 40% undivided interest and Equity Trust Company Custodian FBO Edward W. Meek, IRA, 20170, a 60% undivided interest, of record in Instrument No. 20080129-0009048, in the Register's Office of Davidson County, Tennessee, dated January 04, 2008, and recorded on January 29, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5702 B Tennessee Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 750330 DEEDWARR
11/05/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20211105-0148335

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

Witness my hand this 29th day of October, 2021

George Phillip Lauderback II by Kevin, attorney in fact

GEORGE PHILLIP LAUDERBACK, II, BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Tina Lynn Lauderback by Kevin, attorney in fact

TINA LYNN LAUDERBACK, BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George Phillip Lauderback, II and Tina Lynn Lauderback, acknowledged that he executed the same as the free act and deed of George Phillip Lauderback, II and Tina Lynn Lauderback.

Witness my hand and official seal this 29th day of October, 2021.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Notary Public

Tennessee Certification of Electronic Document

I, Sarah Lyle, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/2/21.

Affiant Signature

11/2/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2nd day of November, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023