Karen Johnson Davidson County
Batch# 751363 DEEDWARR
11/08/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20211108-0149076

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937552

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2021.

Notary Public
My Commission Expires: May 9, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody Jorstad and Rachel Jorstad 542 Whispering Hills Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-15-0-075.00

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, **Paul Richard Scodova, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cody Jorstad and Rachel Jorstad, husband and wife**, ("Grantees"), their 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(s) 120, as shown on the map entitled Whispering Hills Section 1, of record in Plat Book 2331, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL RICHARD SCODOVA, by deed from JOSHUA A. LINK AND ERIN L. LINK, HUSBAND AND WIFE, of record in Instrument No. 20130917-0097941 , dated September 13, 2013 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 147-15-0-075.00.

Matters shown on the Plan of record in Plat Book 2331, page 84, said Register's Office.

This is improved property located at 542 Whispering Hills Drive Nashville TN 37211

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 28th day of October, 2021.

Paul Richard Scodova by Ryan Dieck, his Attorney-in-fact

Paul Richard Scodova by Ryan Dieck, his 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Paul Richard Scodova and that he is authorized by Paul Richard Scodova to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of October, 2021.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Sarah Like, 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 10/29/2021.

Affiant Signature

10/29/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of October, 2021.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON