Karen Johnson Davidson County
Batch# 758582 DEEDWARR
11/19/2021 02:55:38 PM 2 pgs
Fees: $13.00 Taxes: $1,933.25
20211119-0154360

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1682

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Andersen and Jillian Andersen, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vanessa Londino, a single woman and Jared Bentley, a single man, as tenants in common with right of survivorship**, a hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Phase I, Riverside, of record in Plat Book 6900, Page (s) 491 and 492, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Andersen and Jillian Andersen, husband and wife by Warranty deed from Patrick L. Stevens and wife, Megan E. Stevens of record in Instrument No. 20170707-0068480 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 07, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7048 Northridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Vanessa Londino **7048 Northridge Drive** **Nashville, TN 37221**	new owners	**142-13-0A-025.00**

WITNESS THE EXECUTION HEREOF this 12th day of November, 2021.

Eric Andersen

Jillian Andersen

State of Tennessee)
County of Davidson)

On this 12th day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eric Andersen and Jillian Andersen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 522,500.00.**

Affiant

Sworn and subscribed before me on this the 12th day of November, 2021.

Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024