RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

BOX 10-A

ADDRESS NEW OWNER
Mikael A. Granlund and
Emmi I. H. Granlund
1131 Woodvale Dr.
Nashville, TN 37204

SEND TAX BILLS TO

same as new owner

MAP/PARCEL
131-04-0-143.00

Karen Johnson Davidson County
Batch# 760631 DEEDWARR
11/24/2021 12:51:04 PM 2 pgs
Fees: $13.00 Taxes: $9,305.50

20211124-0156239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **MIKAEL A. GRANLUND AND EMMI I. H. GRANLUND, HUSBAND AND WIFE,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Plat, Resubdivision of Lot 6, College Park Subdivision, of record as Instrument No. 20200605-0057925, 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 MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DOROTHY C. MCGINNIS, UNMARRIED, of record as Instrument No. 20191220-0131549, dated December 19, 2019, said Register's Office.

MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further conveyed said property to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20211026-0143906, dated September 29, 2021, and corrected as Instrument No. 20211109-0149416, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 23rd day of November, 2021.

CADENCE CONSTRUCTION, LLC, A
TENNESSEE LIMITED LIABILITY COMPANY

BY: WILLIAM WIGGS THOMPSON, IV
ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM WIGGS THOMPSON, IV with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT OF CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such PRESIDENT, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 23rd day of November, 2021.

Notary Public

My Commission Expires: 5/15/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$2,515,000.00.**

Sworn to and subscribed before me this 23rd day November, 2021.

Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.