Karen Johnson Davidson County
Batch# 764512 DEEDWARR
12/01/2021 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20211201-0158929

20211728R

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of November, 2021.

Notary Public

My commission expires: **April 17, 2023**

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Erik T. Bjornsen and Charly A. Bjornsen	New Owner	**147-01-0-221.00**
310 Gaywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gresh, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erik T. Bjornsen and Charly A. Bjornsen, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Caldwell Hall, Section Two of record in Plat Book 2900, Page 96, 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 Gresh, LLC, a Tennessee limited liability company by Warranty deed from Rita Lynn Jackson Shockley and Terry Blaine Catty, Co-Administrators of the Estate of Patricia B. Carty, and Rita Lynn Jackson Schockley, Terry Blaine Carty, Susan Addle Carty Wilburn, by Terry Carty as Attorney-in Fact, and Mark Franklin Carty, by Terry Carty as Attorney-in Fact, as Devisees of the Last Will and Testament of Patricia B. Carty of record in Instrument No. 20210111-0004776 Register's Office for Davidson County, Tennessee, dated January 08, 2021 and recorded on January 11, 2021 and Notary Instrument of Correction recorded on April 14, 2021 in Instrument No. 20210414-0049755 and Scrivener's Affidavit recorded on April 14, 2021 in Instrument No. 20210414-0049756.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 310 Gaywood Drive, Nashville, TN 37211.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 23rd day of November, 2021:

Gresh, LLC, a Tennessee limited liability company

BY: Tim J. Groeschel, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Tim J. Groeschel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of Gresh LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 23rd day of November, 2021.

My Commission Expires: 10/30/24

Notary Public

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

True Copy Certification

I, Kaylie Joiner, do hereby make oath that I am a licensed attorney and/or the custodian 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 the 24th day of November, 2021.

Affiant Signature

11/24/21

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 24th day of November, 2021.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY