Return TO

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

(N)

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7816

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2021

Notary Public

Commission Expires: 11/20/2021

Amanda A. ... Notary Public ... Tennessee ... Rutherford County

Return TO:
TRI STAR TITLE & ESCROW, LLC
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Address of New Owner	Send Tax Bills To:	Map & Parcel
Joan Mclean and Erin McLean 2725 Dracut Lane Nashville, TN 37211	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	173-09-0A-692.00-CO

Karen Johnson Davidson County
Batch# 773992 DEEDWARR
12/15/2021 10:06:51 AM 2 pgs
Fees: $13.00 Taxes: $1,169.20

20211215-0165458

WARRANTY DEED

FOR AND IN 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, I/WE,

Leslie L. Koxvold and Bjorn Koxvold, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joan Mclean and Erin McLean

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. 737 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Leslie L Koxvold and Bjorn Koxvold, wife and husband by Warranty deed from Jordan Williams, a single person of record in Instrument No. 20180625-0060839 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 25, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2725 Dracut Lane, Nashville, TN 37211

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 so 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 genders.

Dated this the 15th day of November, 2021.

Leslie L. Koxvold by Bjorn Erik Koxvold as Attorney in Fact

Leslie L. Koxvold by Bjorn Erik Koxvold, as Attorney in Fact

Bjorn Koxvold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bjorn Koxvold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of November, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Bjorn Erik Koxvold as Attorney in Fact for Leslie L. Koxvold, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Leslie L. Koxvold,, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of November, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____