Karen Johnson Davidson County
Batch# 774124 DEEDWARR
12/15/2021 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $4,273.50
20211215-0165622

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36743-11-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,155,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2021. Notary Public My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Patrick Harris Jessica Louise Bell 1211 Forrest Avenue Nashville, TN 37206	Geneva Financial LLC 180 South Arizona Avenue Suite 310 Chandler, AZ 85225	Map and Parcel No.: 083090098000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda Klopf and Ryan Petersen, wife and husband (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Jessica Louise Bell, a single woman, and William Patrick Harris, a single man, as joint tenants with rights of survivorship (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1211 Forrest Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 10th day of December, 2021.

GRANTORS:

Amanda Klopf

Ryan Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda Klopf and Ryan Petersen, 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, at office, this 10th day of December, 2021.

Notary Public
My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly half of Lot No. 3 of Block 3 of the Partial Plan of the Property of The East Addition Real Estate Company, also known as D.H. Bailey Subdivision of Part of the Andrew Allison Home Place in East Nashville, of record in Plat Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 3 fronts 50 feet on the northerly side of Forrest Avenue and extends back northerly between parallel lines, 160 feet to an alley in the rear.

Being the same property conveyed to Amanda Klopf and Ryan Petersen, wife and husband by deed dated August 4, 2015 from David B. Scharf and wife, Tonya W. Scharf of record in Instrument No. 20150806-0078264, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, a lien, not yet due and payable.
2. All matters appearing on the Plan of record as Book 161, page 73, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/10/2021.

George E. Mudter, Jr.
Dated 12/10/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/10/2021

My commission expires 10/2/2023

