WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021.

Notary Public

COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 775958 DEEDWARR
12/17/2021 11:59:30 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20211217-0167239

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Allen Lloyd Brenda Leigh Hagg	Navy Federal Credit Union	145 14 0 037.00
(NAME)	(NAME)	
1241 Jefferson Davis Drive	820 Follin Lane SE	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Andreas Berlind and Laura Berlind, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Allen Lloyd and Brenda Leigh Hagg, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 195 on the Plan of Tyne Valley Estates Section 10 of record in Plat Book 3700, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 195 fronts 166.77 feet on the southerly side of Jefferson Davis Court and extends back 280 feet on the westerly line and 375.8 feet on the easterly line to a dead line measuring 227.79 feet thereon.

Being the same property conveyed to Andreas Berlind and Laura Berlind, husband and wife in Warranty Deed from Susan S. Sullivan, unmarried dated 01/30/2015 and recorded 02/02/2015 in Instrument Number 20150202-0009447 in the Register's Office for Williamson County, Tennessee.

Richard Hoos executes this instrument as Attorney in Fact on behalf of Andreas Berlind and Laura H. Berlind pursuant to the Power of Attorney recorded in Instrument No. 20211207-0162202 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1241 Jefferson Davis Drive (House Number) (Street) (P.O. Address) Brentwood, TN (City or Town) 37027 (Postal Zip)

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, successors and assigns forever; and we do 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, successors 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 our hands this 10th day of December, 2021.

Andreas Berlind by Richard Hoos
Andreas Berlind by Richard Hoos, Attorney-In-Fact
attorney-in-fact

Laura Berlind by Richard Hoos
Laura Berlind by Richard Hoos, Attorney-In-Fact
attorney-in-fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard Hoos with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Andreas Berlind and Laura Berlind and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 10th day of December, 2021.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

True Copy Certification

I, Yvette Meldrum, 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 December 10, 2021.

Signature
December 10, 2021
State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 10, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025