Karen Johnson Davidson County
Batch# 779164 DEEDWARR
12/23/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20211223-0169664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 ($485,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Michael J. Cramer and Catherine Lee (NAME)	**NEW OWNER** (NAME)	**161 06 0 177.00**
640 Tobylynn Court, Nashville, TN 37211 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of December, 2021, the undersigned, **JACOB WALLSTEDT AND LAUREN WALLSTEDT, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHAEL J. CRAMER AND CATHERINE LEE, HUSBAND AND WIFE** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **640 Tobylynn Court, Nashville, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, 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 Jacob Wallstedt and Lauren Wallstedt, husband and wife, by Warranty Deed from Christopher Klotz and Lacey Klotz, husband and wife, of record in Instrument No. 20190731-0075649, in the Register's Office of Davidson County, Tennessee, dated July 26, 2019 and recorded on July 31, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of December, 2021.

GRANTOR: Jacob Wallstedt

GRANTOR: Lauren Wallstedt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jacob Wallstedt**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of December, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Lauren Wallstedt**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of December, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

I, Emily Prophet, 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 12-20-21 (date of document).

Affiant Signature

12-20-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

