Karen Johnson Davidson County
Batch# 781435 DEEDWARR
12/29/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211229-0171248

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Sara R. Orner
1110 Mary Evelyn Court
Nashville, TN 37217
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 150-02-0; Parcel 246.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LANCE FLASKERUD AND CRYSTAL RASMUSSEN, HUSBAND AND WIFE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **SARA R. ORNER, UNMARRIED,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 144A, on the plan of the Zone Lot Division of Lot No. 143 through 147, Harbor Gate Subdivision, Section Two, of record in Plat Book 6900, Page 296; Amending Plat Book 6250, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Lance Flaskerud, a single man, by Warranty Deed dated December 11, 2015 from Michael Sales and Theresa G. Stafford-Sales, husband and wife, recorded December 16, 2015, in Instrument Number 20151216-0126378, in the Register's Office of Davidson County, Tennessee. Crystal Rasmussen, wife of Lance Flaskerud, herein conveys any marital interest she may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1110 Mary Evelyn Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors 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 noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantosrs, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 21st day of December, 2021.

LANCE FLASKERUD

CRYSTAL RASMUSSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

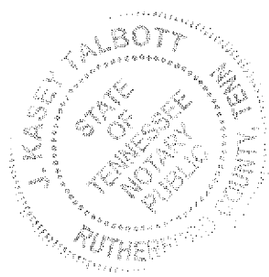
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lance Flaskerud and Crystal Rasmussen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed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

Witness my hand and official seal, this the 21st day of December, 2021.

Notary Public

My Commission Expires: April 19, 2025

(SEAL)



AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of December, 2021.

Notary Public

My commission Expires: April 19, 2025

File No. GTS1-2021-779



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/22/21 (date of document)

Affiant Signature

12/22/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY