Karen Johnson Davidson County
Batch# 791429 DEEDWARR
01/18/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220118-0006416

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2022.

Notary Public

My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Christopher Nelson **Mary Lynn Nelson**	Same	**11901010400**
2837 Call Hill Rd		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Kurt Lammers, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Christopher Nelson and Mary Lynn Nelson, husband and wife

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. 34, of G.P. Rose Property, of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Excluded from said Lot No. 34 is the portion condemned by State of Tennessee for Highway right of way public use as described in Judgment of record in Book 4385, Page 889, Register's Office for Said County, as follows: Being part of Lot No. 34 on the Plan of G.P. Rose Property, of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee. Beginning a to a point in the Westerly margin of Sadler Avenue, said point being in the Southeast corner of said lot; thence with the South line of Lot No. 34 North 83 deg. 52' West 253.5 feet, more or less, to a point; thence North 17 deg. 48' 11" East 11 feet to a point; thence South 81 deg. 34' East 247.7 feet to the point of beginning containing 1.1329 square feet.

Being the same property conveyed to Kurt Lammers, a single man, by Warranty Deed from Jeremy M. Daugherty, an unmarried person, dated May 23, 2016, of record in Instrument No. 20160527-0054005, in the Register's Office for Davidson County, Tennessee. This is investment property, and has never been a marital residence of the grantor, therefore no marital or homestead rights exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2221 Sadler Ave, Nashville, TN 37210.

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 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 in 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.

Kurt Lammers Date: 1/10/22

Kurt Lammers

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kurt Lammers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of January 2022.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

True Copy Certification

I, **Diane March,** 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 this the 10th day of January, 2022.

Affiant Signature
Date 01/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

