Karen Johnson Davidson County
Batch# 799501 DEEDWARR
02/03/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220203-0012664

WARRANTY DEED

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

File No. EM-21-1868

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: July 9, 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Carsner and Krista Lee Carsner	New Owner	
(NAME)	(NAME)	119-06-0-245.00
61 Whitsett Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I/we, **Catherine Lowe Lewis and John Connor Lewis, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS CARSNER AND KRISTA LEE CARSNER, HUSBAND AND WIFE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of Section Two, Laurel Acres of record in Plat Book 2133, Page 122, 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 Catherine Lewis and John Connor Lewis by Warranty deed from The MC2 Group, Inc of record in Instrument No. 20190307-0021139 Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 07, 2019. Being also known as 61 Whitsett Road Nashville, Tennessee 37210.

This is property more commonly known as 61 Whitsett Road, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 my/our hand this 24th day of January, 2022.

Catherine Lowe Lewis by Leslie Garside, attorney in fact

Catherine Lowe Lewis by Leslie Garside, Attorney-In-Fact

John Connor Lewis by Leslie Garside, attorney in fact.

John Connor Lewis by Leslie Garside, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Leslie Garside, the bargainor**, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of January 2022.

My Commission Expires: _____

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Emily Manno
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Catherine Lowe Lewis and John Connor Lewis, and that this instrument was executed on behalf of the said Catherine Lowe Lewis and John Connor Lewis for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Williamson County, Tennessee. 202202030012663

Witness my hand and official seal this 24 day of January 2022.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-24-22.

Affiant Signature

1-24-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 24 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202202030012664