Karen Johnson Davidson County
Batch# 804409 DEEDWARR
02/11/2022 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20220211-0016172

4994

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 $ 930,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2021.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Huseby Homes, LLC	NEW Owner	083 13 2D 002.00
(NAME)	(NAME)	
312 Sunnyside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Robert D. Huseby and Christina M. Huseby, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Huseby Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR, 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 the Private Element Unit known and depicted as 1310 Lillian Street in the Declaration of Covenants, Conditions and Restrictions of the Fatherland-Lillian Homes East, a Horizontal Property Regime with Private Elements (the "Declaration"), appearing of record in Instrument No. 20191028- 0110292 in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, to which reference to said Declaration and its Exhibit B is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Homeowner's Association.

Being the same property conveyed to Robert D. Huseby and Christian M. Huseby by Warranty Deed from Derek Leggio dated 11/18/2019 and recorded 11/20/2019 in Instrument Number 20191120-0119899 in the official records of Davidson County Recording Office. The Christian M. Huseby as named in the above-referenced Warranty Deed is one and the same as Christina M. Huseby, the spelling of "Christina" in said

Warranty Deed having been erroneously shown as "Christian."

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 1311 Lillian Street, Nashville, TN 37206

(Note that the deed to Grantor referred to the property as 1310 Lillian Street, Nashville, TN 37206, however the assigned address for the property pursuant to the official records of the Assessor of Property for Davidson County, Tennessee is 1311 Lillian Street, Nashville, TN 37206)

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 9 day of November, 2021.

Robert D. Huseby

Christina Huseby

State of IN

County of David

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Robert D. Huseby and Christina Huseby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2021.

Notary Public

Commission Expires: _____

SHANNON PAILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 1, 2023

202202110016172

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 9 day of November, 2021.

Ernest D. Bennett, III 11/ 9 /202

Ernest D. Bennett, III, Affiant 1

Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 9 day of November, 2021.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023