WARRANTY DEED

Karen Johnson Davidson County
Batch# 804784 DEEDWARR
02/14/2022 11:06:18 AM 2 pgs
Fees: $13.00 Taxes: $3,071.00

20220214-0016664

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $830,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/08/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3117

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jessica Busbee		061-04-0-111.00
~~1126 Haysboro Avenue~~ 3622 Brush Hill Rd		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Patrick S. Foster, unmarried, and Michelle E. Anderson, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amplexus Properties, LLC

HEREINAFTER CALLED THE GRANTEE(S), 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. 12 and the Easterly 57 feet of Lot No. 11 on the Map of Haysboro Estates, not of record, and described as follows:

Beginning at a point on the Southerly margin of the Haysboro Drive at the Northwest corner of the property conveyed to W. J. Dodson and wife, by Deed of record in Book of 808, Page 183, Register's Office for said County- thence with the South margin of said road Westerly 122 feet to a point which is 8 feet East of the corner of Lots Nos. 10 and 11; thence Southerly parallel to the line between said Lots, 202.2 feet to a point; thence Easterly 122 feet to Dodson's Line; thence with said line Northwardly 202.2 feet to the beginning.

Being the same property conveyed to Nelson E. Christianson, Jr. and wife, Bernice D. Christianson by Warranty deed from A. B. Cullum and wife, Mary L. Cullum of record in Book 1811, page 561, Register's Office for Davidson County, Tennessee, dated March 28, 1950 and recorded on March 29, 1950.

Bernice D. Christanson died leaving Nelson E. Christianson, Jr. as the surviving tenant by the entirety.

Nelson E. Christianson, Jr. died December 22, 2004, his estate administered through Davidson County Probate Court, Docket No. 05P-1484. Last Will and Testament of Nelson E. Christianson, Jr. has been recorded in Instrument No. 20051018-0125553 and Order to probate Will of Estate of Nelson E. Christianson, Jr. has been recorded in Instrument No. 20051018-0125552, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick S. Foster, unmarried and Michelle E. Anderson, unmarried, Tenants in Common with Rights of Survivorship by Warranty deed from Nelson Edwin Christianson III, a married man of record in Instrument No. 20210920-0125967 Register's Office for Davidson County, Tennessee, dated July 16, 2021 and recorded on September 20, 2021. Being also known as 1126 Haysboro Avenue Nashville, Tennessee 37216. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1126 Haysboro Avenue Nashville, TN 37216

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 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.

Witness my hand on February 8, 2022.

Patrick S. Foster

Michelle E. Anderson by Patrick S. Foster, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Patrick S. Foster, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 8, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patrick S. Foster, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michelle E. Anderson for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Michelle E. Anderson, and is authorized to execute this instrument on his/her behalf.

Witness my hand and official seal, this February 8, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2022-3117

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027