NEW OWNER:
JOSEPH NELLESEN
805 Fowler Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0118

Map & Parcel
044140091.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 817125 DEEDWARR
03/08/2022 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220308-0026087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GINA LEWIS and JESSE LEWIS, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH NELLESEN and BONNIE NELLESEN, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 76 on the Map of Rolling Green Subdivision, Section 1, of record in Plat Book 1424, Page 76, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 76 fronts 88 feet on the easterly side of Fowler Street and runs back between parallel lines 172.5 feet to a dead line.

Being the same property conveyed to GINA LEWIS and JESSE LEWIS, wife and husband, by Warranty Deed from Susan E. Lewis, unmarried, dated September 29, 2017, and of record in Instrument No. 20171031-0111474, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **805 FOWLER STREET, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 76, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before February 26, 2022 at 11:00 P.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of February, 2022.

GINA LEWIS

JESSE LEWIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GINA LEWIS and JESSE LEWIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Kaz Arbogast,** 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 24th day of February, 2022.

Affiant Signature
Date 02/24/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024