RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-5805-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 826590 DEEDWARR
03/23/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220323-0033051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of Mar, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Nordstrom and Michele Nordstrom 2017 Madeline Court Mt. Juliet, TN 37122	Same address as new owner	75-04-0-180.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEITH MCINTOSH**, married man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBIN NORDSTROM AND MICHELE NORDSTROM**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sunset Park, Section 1, of record in Book 4300, page 185, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith McIntosh from Jonathan Jones, a married man, and Matt Engesath, a married man, by Warranty Deed dated May 17, 2016 and recorded May 19, 2016 in Instrument #20160519-0050440, said Register's Office.

This is improved property, known as: 540 Raleigh Drive, Hermitage, TN 37076.

This is not the marital residence of the Grantor.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s) .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of February, 2022

GRANTOR(S)

Keith McIntosh

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Keith McIntosh, 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 seal, this the 23rd day of Feb, 2022.

Notary Public

Printed Notary Name

My commission expires: 9/23/25

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/23/22 (date of document).

Frank Roberts

2/23/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 23rd day of Feb, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024