Karen Johnson Davidson County
Batch# 826712 DEEDWARR
03/23/2022 09:54:28 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20220323-0033220

Name and Address of New Owner:
The Andreeson Family Partnership, LLC
6251 Lake Road
Nashville, TN 37080

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 028-00-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chris A. Gwaltney and wife, Gwen A. Gwaltney**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Andreeson Family Partnership, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Parcel I:

Land in the 14th Civil District, Davidson County, Tennessee, and being Tract No. 1 on the plan of the Paul L. Hicks property, not of record, and shown on a survey by Harold H. Cole, dated May 2, 1972, as follows: beginning at a point in the Little Marrowbone Lake Road, said point being a corner to Carsie D. Mundy; thence with the line of said Carsie D. Munday, North 89 degrees 00 minutes East 1,346.5 feet to a point in the line of Lee Krantz property, said property being of record in book 0476, page 128, Register's Office for Davidson County, Tennessee; thence with the line of Lee Krantz property, South 2 degrees West 353.3 feet to an iron pin, a corner to Blankenship; thence with the line of said Blankenship South 88 degrees 30 minutes West 876.05 feet; thence North 1 degree 30 minutes West 200 feet; thence North 88 degrees 30 minutes West 578.0 feet to the margin of said road; thence with the margin of said road North 24 degrees 05 minutes East 176.3 feet to the beginning, containing 8.97 acres more or less.

Being the same property conveyed to Chris A. Gwaltney and wife, Gwen A. Gwaltney by Warranty Deed from Shaleen McCormick and husband, Alexander Rogers, of record in Instrument No. 20150817-0082258, Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on August 17, 2015. (Value of consideration shown in aforementioned deed $65,000.00.)

This is improved property known as 6040 and 6042 Marrowbone Lake Rd., Joelton, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

PAGE ONE OF TWO.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of March, 2022.

_____ (SEAL)
Chris A. Gwaltney

_____ (SEAL)
Gwen A. Gwaltney

STATE OF Donegal
COUNTY OF Republic of Ireland.

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris A. Gwaltney and Gwen A. Gwaltney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of March, 2022.

_____
Notary Public
My commission expires: for life

FIONA BROWNE
FORTE LYNNE HOUSE
LETTERKENNY
CO. DONEGAL
NOTARY PUBLIC
COMMISSIONED FOR LIFE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of March, 2022.

_____
Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-22-2113

PAGE TWO OF TWO.