THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 832133 DEEDWARR
03/31/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220331-0037264

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nicole E. Scheid 5678 Amalie Drive Nashville, TN 37211	Owner	161-11-0-051.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jon Eric Sjodin**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Nicole E. Scheid**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 359, on the Plan of Section Three, Huntington Park, of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dayton Hollis Long and Bethany F. Long, husband and wife, by Warranty Deed from David Sessions and Kristin Sessions, husband and wife, of record on April 21, 2017, at Instrument No. 20170421-0039248, and the same being further conveyed to Jon Eric Sjodin by deed from Dayton Hollis Long and Bethany F. Long, Husband and Wife of record in Instrument No. 20191112-0115965, filed on 11-12-19, Davidson County Register of Deeds.

This property commonly known as 5678 Amalie Drive, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

Witness my hand, this 14 **day of March, 2022**:

Jon Eric Sjodin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon Eric Sjodin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of March, 2022:

Notary Public

My Commission Expires: 5-31-2022

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$540,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14 DAY OFMarch, 2022:

Notary Public

My Commission Expires: 10-02-2023

MARGARET PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **3/14/2022** (date of document).

Affiant Signature

3/14/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **March**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

