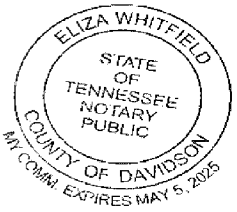
Karen Johnson Davidson County
Batch# 842399 DEEDWARR
04/20/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220420-0045400

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 12th day of April, 2022.

Eliza Whitfield
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Arik T. Ohnstad and Jennifer C. Ohnstad	Legends Bank	114-07-0B-178.00-CO
437 Annex Avenue	310 North First Street	
Nashville, TN 37209	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JORDAN GENE KRAMER AND AMANDA DAIL NKA AMANDA DAIL KRAMER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARIK T. OHNSTAD AND JENNIFER C. OHNSTAD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 131 on the Plan of Addition to Westchase, RS20 Residential, Section Seven, of record in Plat at Instrument No. 20051202-0144886, 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 Amanda Dail by Warranty deed from John H. Fasig III and Kristina J. Fasig, husband and wife of record in Instrument No. 20150326-0026272 Register's Office for Davidson County, Tennessee, dated March 24, 2015 and recorded on March 26, 2015.

Being the same property conveyed to Jordan Gene Kramer, an unmarried man and Amanda Dail, an unmarried woman, as joint tenants with common law rights of survivorship by Quitclaim deed from Amanda Dail, an unmarried woman of record in Instrument No. 20150505-0041052 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on May 05, 2015. Amanda Dail being now known as Amanda Dail Kramer.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1761 Haleys Hope Court, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of April, 2022.

Jordan Gene Kramer

Amanda Dail NKA Amanda Dail Kramer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 12th day of April, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/13/2022 ____ (date of document).

Affiant Signature

04/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025