mail to → BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $342,500.00.

Grant Greder
Affiant

GENERAL NOTARY - State of Nebraska
SHARLENE J. GARNER
My Comm. Exp. September 16, 2024

Subscribed and sworn to me on 05/03/22.

NOTARY PUBLIC

My Commission Expires: 9/16/2024

Karen Johnson Davidson County
Batch# 853353 DEEDWARR
05/11/2022 08:48:03 AM 2 pgs
Fees: $13.00 Taxes: $1,267.25

20220511-0053628

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gro Landsnes Oerjan Jensen 151 Nashboro Greens Nashville, TN 37217	c/o Israel Holliday 2000 Cain Hollow Ct Franklin, TN 37067	135 11 0C 048.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grant Greder, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gro Landsnes and husband Oerjan Jensen, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 205 of the Horizontal Property Regime Private Element Plat, Nashboro Village - Tract 18, Phase Two, as of record in Plat Book 9700, Page 968 and amended in Instrument Number 20010423-0039877, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Grant Greder, by Quitclaim Deed from Nicholas Henderson, of record in Instrument No. 20130620-0063274, in the Register's Office of Davidson County, Tennessee, dated June 05, 2013 and recorded on June 20, 2013.
>
> Being the same property conveyed to Grant Greder and Nicholas Henderson, by Warranty Deed from Mary I. Short, unmarried, Pauline Cocolis, unmarried, and Renee Stefanou, unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20060619-0073162, in the Register's Office of Davidson County, Tennessee, dated June 15, 2006 and recorded on June 19, 2006.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is Improved property, known as 151 Nashboro Greens, Nashville, TN 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on 05/03/22.

Grant Greder

Grant Greder

STATE OF Nebraska
COUNTY OF Lancaster

On 05/03/22, before me personally appeared Grant Greder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/ 2 /22.

NOTARY PUBLIC

My Commission Expires: 9/16/2024

GENERAL NOTARY - State of Nebraska
SHARLENE J. GARNER
My Comm. Exp. September 16, 2024