Karen Johnson Davidson County
Batch# 856147 **DEEDWARR**
05/16/2022 01:22:33 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220516-0056123

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$400,000.00** (Four Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of May, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Panter Speitel Living Trust dated December 30, 2020 915 Holly Forest Nashville, TN 37221	**SAME AS NEW OWNER**	142080B07500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH JANE AHLSTROM, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SAMUEL L. PANTER, CO-TRUSTEE AND RICHARD A. SPEITEL, CO-TRUSTEE OF THE PANTER SPEITEL LIVING TRUST DATED DECEMBER 30, 2020,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit No. 75 on the Plan of Coronada, Phase III, a Condominium Apartment, as of record in Book 5200, Page 67, Register's Office for Davidson County, Tennessee, to which said Plan Reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth Jane Ahlstrom, married, by deed from William H. Coleman of record in Instrument No. 20160915-0097000, dated September 12, 2016 and recorded on September 15, 2016, Register's Office for Davidson County, Tennessee. Elizabeth Jane Ahlstrom having since divorced, now known as Elizabeth Jane Ahlstrom, an unmarried woman.

Being also known as 915 Holly Forest, Nashville, Tennessee 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **915 HOLLY FOREST** **NASHVILLE, TN 37221**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 13th day of May, 2022

Elizabeth Jane Ahlstrom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of May, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Jane Ahlstrom** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of May, 2022.

Notary Public

Commission Expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024