Karen Johnson Davidson County
Batch# 858376 DEEDWARR
05/18/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20220518-0057768

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340112**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2022. Notary Public My Commission Expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Thomas C. Naslund and Carole Naslund 6 Strawberry Hill Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-12-0A-041.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Theresa Y. Millsopp, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas C. Naslund and Carole Naslund, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Northumberland, of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL J. MILLSOPP and THERESA Y. MILLSOPP, HUSBAND AND WIFE, by deed from BARBARA B. BARTON and husband, MICHAEL W. BARTON, of record in Instrument No. 20160404-0031854 , dated March 31, 2016 , said Register's Office.

Being further conveyed to THERESA Y. MILLSOPP by deed from MICHAEL J. MILLSOPP, of record in Instrument No. 20210125-0010803, dated December 3, 2018, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 130-12-0A-041.00 CO.

Matters shown on the Plan of record in Plat Book 6250, pages 128 and 129, amended in Book 6386, page 194 , said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6377, page 18, as re-recorded in Book 6545, page 799, as amended in Book 8990, page 50, Book 11298, page 935, and as amended and restated of record as Instrument No. 20010629-0068967 amended Instrument No. 20180927-0095915 , and Instrument No. 20220209-0015206, said Register's Office.

By-Laws amended of record in Book 7663, page 468, said Register's Office.

Easement(s) as retained in deed of record in Book 6686, page 703, said Register's Office.

Utility Easement of record in Book 1181, page 486, said Register's Office.

This is improved property located at 6 Strawberry Hill Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2022.

Theresa Y. Millsopp

Theresa Y. Millsopp

STATE OF ~~TENNESSEE~~ ~~Nort~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Theresa Y. Millsopp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2022.

Olivia Cooke

Notary Public

My Commission Expires: May 3, 2028

OLIVIA COOKE
Notary Public-State of South Carolina
My Commission Expires
May 03, 2028

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on April 29, 2022

Affiant Signature

4.29.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 29 day of April, 2022

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25