RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-7563-2022

Karen Johnson Davidson County
Batch# 862001 DEEDWARR
05/24/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $791.43
20220524-0060223

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE FRANK W. ROBERTS

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robin Nordstrom and Michele Nordstrom<br>2017 Madeline Court<br>Mt. Juliet TN 37122 | Same address as new owner | 065-09-0-137 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($213,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARSHA D. BANDA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBIN NORDSTROM AND MICHELE NORDSTROM**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 437A Zone Lot Division Lot 437, on the Plan of Sherwood Forest, Section 4, of record in Plat Book 5190, Page 774, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marsha D. Banda, unmarried from Frank J. Klassen, by Warranty Deed dated 07/26/1994 and recorded 07/28/1994 in Book 9419, page 881, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4820 Catskill Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of May, 2022

GRANTOR(S)
Marsha D. Banda

Marsha D. Banda

STATE OF TENNESSEE
COUNTY OF SEVIER

Personally appeared before me, a Notary Public, Marsha D. Banda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2 day of MAY, 2022.

Jasmine Wells
Notary Public

JASMINE WELLS
Printed Notary Name

My commission expires: 2/4/24

JASMINE WELLS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

# TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/2/22 (date of document).

Frank Roberts

5/11/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 11th day of May, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024