WARRANTY DEED

Karen Johnson Davidson County
Batch# 866195 DEEDWARR
06/02/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20220602-0063547

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2022..

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Megan Salwei	New Owner	072 09 2I 002.00
(NAME)	(NAME)	
913B Spain Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary A. Gaughan, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Megan Salwei, an unmarried woman and Leif Erik Engebretsen, an unmarried man, as tenants in common, with Rights of Survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 B, as established in Declaration of Covenants, Conditions and Restrictions for "Homes at 913 Spain Avenue", a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160201-0009743, Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to said Declaration, reference to which is hereby made for a more particular description.

Being the same property conveyed to Mary A. Gaughan, a single woman by Warranty Deed from Donald Alford and Wendy Alford, husband and wife, dated 09/01/2016 and recorded 09/07/2016, of record in Instrument 201609070093963, Register's Office for Davidson County, Tennessee.

Subject to taxes for 2022, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 913B Spain Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 26th day of May. 2022.

Mary A. Gaughan

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Gaughan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May, 2022.

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public:
My Commission Expires: 8/21/23

RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200
Hendersonville, TN 37075

True Copy Certification

I, **Diane March,** 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 this the 26th day of May, 2022.

Affiant Signature
Date 05/26/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

