BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 866280 DEEDWARR
06/02/2022 11:01:23 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220602-0063653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lien	David Lien	
(NAME)	(NAME)	
524 Rosedale Ave	2454 Bear Rd	118-04-0-034.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DAVID AGERHOLM AND JULIA MILLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID LIEN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of the Northwest Russwurm property of record in Book 547, page 114, Register's Office for said County, and being Lot No. 8 on an unrecorded resubdivision of said property, described according to a loan survey by T. R. Sanford, Surveyor, dated October 11, 1961, as follows:

Beginning at a point in the Northerly margin of Rosedale Avenue, formerly Rose Avenue at an iron pin which is 427.7 feet from the Northwest corner of Gladstone Avenue and Rosedale Avenue, the common corner of Lots Nos. 7 and 8, thence with the line between said lots Northerly 202.2 feet to an iron pin; thence Westerly 61 feet to an iron pin; the common corner of Lots Nos. 8 and 9; thence with the line between said lots Southerly 208.8 feet to the Northerly margin of Rosedale Avenue, thence with the margin of the same Easterly 61 feet to the point of beginning.

Being the same property conveyed to David Agerholm and Julia Miller, creating an estate by the entirety by Quitclaim deed from David Agerholm of record in Instrument No. 20091106-0102801 Register's Office for Davidson County, Tennessee, dated November 05, 2009 and recorded on November 06, 2009. Being also known as 524 Rosedale Ave Nashville, Tennessee 37211.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 524 Rosedale Ave, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my hand this 31st day of May, 2022

DAVID AGERHOLM

JULIA MILLER

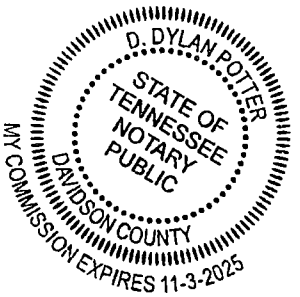
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Agerholm and Julia Miller, the bargainors, 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 official seal this 31st day of May, 2022.

Commission expires:



Notary Public