Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 866320 **DEEDWARR**
06/02/2022 11:25:54 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20220602-0063722

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 22-CD-248

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tanner Koltveit Priest, and Marilyn Mandle Dick	Tanner Koltveit Priest, and Marilyn Mandle Dick	09107044700
(NAME) 5204B Kentucky Ave.	(NAME) 5204B Kentucky Ave.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thirty Thousand And No/100 Dollars ($730,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRIAN J. DAVIS AND SARAH JORDAN DAVIS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TANNER KOLTVEIT PRIEST, AN UNMARRIED MAN AND MARILYN MANDLE DICK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 Davidson County, Tennessee, being Lot No. 1111, on the plan of West Nashville, No. 1, Block 172, of record in Book 57, pages 74 and 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Jordan Davis and Brian J. Davis, wife and husband, by Quitclaim Deed, from Sarah Jordan Priest, a single woman, and Steven J. Priest and Sheila Priest, husband and wife, dated May 20, 2020, recorded May 27, 2020, of record in Instrument No. 20200527-0054419, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Sarah Jordan Priest, a single woman, and Steven J. Priest and Sheila Priest, husband and wife, by Warranty Deed, from Build Nashville DB2, LLC, a Tennessee limited liability company, dated March 31, 2017, recorded April 3, 2017, of record in Instrument No. 20170403-0032086, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5204B Kentucky Ave., Nashville, TN 37209
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 1 day of June, 2022.

Brian J. Davis

Sarah Jordan Davis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Brian J. Davis and Sarah Jordan Davis, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 1st day of June, 2022.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON