Karen Johnson Davidson County
Batch# 882858 DEEDWARR
07/01/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20220701-0076610

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17858-AP

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $502,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2022.

AMBER D MCNABB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 3.25.25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anna Lauren Ulmer 353 Flushing Drive Nashville, TN 37211	New owner	119-03-0-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael A. Ingebretson and Kristen Ingebretson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anna Lauren Ulmer, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 101 on the Plan of Glencliff Estates, Section 5 of record in Plat Book 2133, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael A. Ingebretson and Kristen Ingebretson, husband and wife, by deed from David D. Underwood and Sarah C. Underwood, husband and wife, of record in Instrument No. 20150605-0053204, Register's Office for Davidson County, Tennessee, dated June 3, 2015 and recorded on June 5, 2015.

This is improved property located at: **353 Flushing Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of June, 2022.

GRANTOR:

Michael A. Ingebretson

Kristen Ingebretson

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael A. Ingebretson and Kristen Ingebretson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2022.

Notary Public
My Commission expires: 4/13/25

ERIC E WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

202207010076610

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/28/22 (date of document).

Affiant Signature

6/28/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY