Karen Johnson Davidson County
Batch# 924959 DEEDWARR
10/04/2022 09:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221004-0109288

Commitment Number: TN22107227

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD, SUITE 500
CORAOPOLIS, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081. File Number: TN22107227.

New Property Owner/Mail Tax Statements To:
Lars Gunnar, 4790 Jobe Trail, Nolensville TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
131-05-0B-438-00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce decree

Lars Gunnar and **Jessica Gunnar**, now divorced, hereinafter grantors, whose tax-mailing address is **2813B West Kirkwood Ave., Nashville, TN 37204**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Lars Gunnar**, unmarried, hereinafter grantee, whose tax mailing address is **4790 Jobe Trail, Nolensville, TN 37135**, the following real property:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 438 OF THE FOUR SEASONS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR FOUR SEASONS CONDOMINIUMS, OF RECORD IN BOOK 6841, PAGE 349, AND AS AMENDED IN BOOK 6847, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF FOUR SEASONS CONDOMINIUMS, AS SHOWN ON THE EXHIBIT "D" TO THE MASTER DEED, AS OF RECORD IN BOOK 6481, PAGE 349, SAID

REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT. Tax ID: 131-05-0B-438-00 Being that parcel of land conveyed to Lars Gunnar and wife, Jessica Gunnar from Magi Group LLC, a Tennessee Limited Liability Company by that Deed dated 3/14/2019 and recorded 3/18/2019 in Official Records as Instrument No. 20190318-0024381 of the Public Records of Davidson County, TN.
Property Address is: 438 Summit Ridge Place, #438 Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190318-0024381 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 131-05-0B-438-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 09-27-, 2022:

Jessica Gunnar

Lars Gunnar

STATE OF Tennessee
COUNTY OF Maury

The foregoing instrument was acknowledged before me on 09-27-, 2022 by **Jessica Gunnar** and ~~**Lars Gunnar**~~ who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Robert Bonnifield
STATE OF TENNESSEE NOTARY PUBLIC
County of Maury

My Commission Expires
July 23, 2024

Executed by the undersigned on Sept 28, 2022.

Jessica Gunnar

Lars Gunnar

STATE OF TN
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me on Sept 28, 2022 by **Jessica Gunnar** and **Lars Gunnar** who are personally known to me or have produced TN DRLIC as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Maximum principal indebtedness for Tennessee recording tax purposes is 1.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28 day of Sept, 2022.

Affiant

Lars Gunnar
Print Name

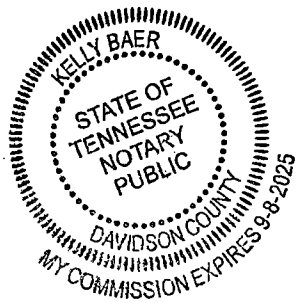
(Seal)

Notary Public

My commission expires:

09/08/2025

Kelly Baer
Print Name



True Copy Certification
State of Tennessee

I, AARON AVERY, 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 September 28th 2022

Aaron Avery

Affiant Signature

9/30/2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 30th day of September, 2022.

Pamuela L. Wood

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462