Karen Johnson Davidson County
Batch# 928169 DEEDWARR
10/12/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20221012-0111685

WARRANTY DEED

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/11/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 17, 2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4299

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher L. Atlakson and Carli Atlakson	LoanDepot.com	163-05-0B-063.00
5170 Hickory Hollow Parkway	26642 Towne Centre Drive	
Antioch, TN 37013	Foothill Ranch, CA 92610	

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,

Ben A. Trapp, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher L. Atlakson and Carli Atlakson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 63, on the plan of Mill Park Phase II, as the same appears of record in Instrument No. 20000706-0066999, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Ben A. Trapp, a single man, by deed dated 01/19/20018, and recorded 01/22/2018, from Will A. Compton, married, of record in Instrument Number 20180122-0006508, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5170 Hickory Hollow Parkway Unit 258 Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on October 11, 2022}.

Ben A. Trapp

BEN A. TRAPP

STATE OF Texas

COUNTY OF Collin

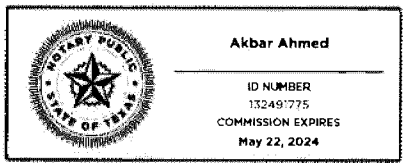
Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Ben A Trapp, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 11, 2022.

Notary Public Texas Akbar Ahmed

My Commission Expires: 05/22/2024

Notarized online using audio-video communication



File #: 2022-4299

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 11, 2022.

J. Carlton Drumwright

October 11, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 11, 2022.

Notary

My Commission Expires: 12/18/22

