Karen Johnson Davidson County
Batch# 931784 DEEDWARR
10/20/2022 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,507.75
20221020-0114261

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $407,500.00.

Affiant

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Subscribed and sworn to before me this 17th day of October, 2022.

Notary Public
My Commission Expires:

File No.: 2022-484

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica Lee Nelson and Justin Spencer Nelson	Jessica Lee Nelson Justin Spencer Nelson	
4672 Bull Run Rd.	4672 Bull Run Rd.	046-00-0-017.00
Ashland City, TN 37015	Ashland City, TN 37015	

WARRANTY DEED

For and in 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

Lauren Langston Stewart n/k/a Lauren Langston Klein and Steven Paul Klein, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jessica Lee Nelson and Justin Spencer Nelson, wife and husband, as joint tenants

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan marked exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, Page 64, Chancery Court at Nashville, described according to a survey made by Ralph W. C. Lambert, March 25, 1961, as follows:

Beginning at a spike in the center of Bull Run Road, said spike lying in the easterly line of the property conveyed to E. R. Shockley and wife, by deed from Nella Elizabeth Bess, et al, as of record in Book 1637, page 465, Register's Office for said County; thence with said Shockley's easterly line North 18 degrees 30 minutes West 456 feet to a spike in the base of a 14 inch forked Sweetgum; thence North 57 degrees 30 feet East 284 feet to an iron pin; thence South 18 degrees 30 minutes East 456 feet to a spike in the center of said Road; thence South 57 degrees 30 feet West 284 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Laura Langston Stewart, a married woman by Warranty deed from BLKM Investments, LLC of record in Instrument No. 20170927-0098970 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 27, 2017.

Being the same property conveyed to Lauren Langston Stewart, an unmarried woman by Deed dated March 5, 2021 from Lauren Langston Stewart, who erroneously took title as Lauren Langston Stewart, now unmarried, recorded March 29, 2021, in Instrument Number 20210329-0041017, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is _x___ improved _____unimproved property and the address of the herein described property is believed to be 4672 Bull Run Road, Ashland City, TN 37015, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/our hands this 7 day of October, 2022.

Lauren Langston Stewart n/k/a Lauren Langston Klein

STATE OF Minnesota
COUNTY OF Anoka

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lauren Langston Stewart n/k/a Lauren Langston Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anoka, Minnesota this 7 day of October, 2022.

Notary Public at Large

My Commission Expires: 01/31/2027

STEFANIA FM POWELL
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/27

Witness my hand and official seal at Bentwood, TN this 14th day of October, 2022.

Steven Paul Klein

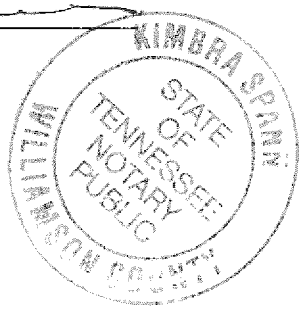
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven Paul Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of October, 2022.

Notary Public at Large

My Commission Expires: 2/20/2023



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/07/2022** (date of document).

Affiant Signature

10/07/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **07** day of **OCTOBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

