6

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 954823 DEEDWARR
12/27/2022 08:29:45 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20221227-0132376

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on December 20, 2022.

NOTARY PUBLIC Justin D. Tatum

My Commission Expires: 9/7/2026

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36166

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Katelyn Umstead<br>5509 Tennessee Avenue<br>Nashville, TN 37209 | Wesley Mortgage, LLC<br>9009 Carothers Parkway<br>Franklin, TN 37067 | 091-06-0-281.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephanie Lundborg and Thomas Lundborg, III, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Katelyn Umstead, unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1420 of Block 201 on the Map Showing extension of Plan No. 1, West Nashville of record in Plat Book 57, page 173, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1420 fronts 25 feet on the Southerly margin of Tennessee Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property being conveyed to Stephanie Elizabeth England, an unmarried woman, by Warranty Deed Dated November 15, 2017 and recorded November 20, 2017 from Tess Kiskaddon fka Tess Feinberg and Jonathan Kiskaddon, wife and husband, as Instrument No. 20171120-0118692, Register's Office for Davidson County, Tennessee. The said Stephanie Elizabeth England is now known as Stephanie Elizabeth Lundborg and/or Stephanie Lundborg.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been paid by the Grantors and prorated between the parties, and taxes or special assessments which are not shown as existing liens by the public records
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**BEING ☐ unimproved ☒ improved property known as:**

**5509 Tennessee Avenue, Nashville, TN 37209**

(House Number) (Street) (City or Town) (State) (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 GRANTEE, her heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, (or successors and representatives), 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.

**[SIGNATURES COMMENCE ON FOLLOWING PAGE]**

**WITNESS** my/our hand(s) this 20th day of December, 2022.

**Stephanie Lundborg**

**Thomas Lundborg, III**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me personally appeared Stephanie Lundborg and Thomas Lundborg, III to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 20, 2022.

NOTARY PUBLIC

My Commission Expires: March 7 2023

MARY ELIZABETH KINNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 7, 2023