THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 960840 DEEDWARR 01/13/2023 08:21:30 AM 3 pgs Fees: $18.00 Taxes: $1,850.00 20230113-0002904	STATE OF TN) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00 Affiant Subscribed and sworn to before me, this 12 day of Jan., 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 1, 2025

WARRANTY DEED

Address New Owner: Kelli Curtis Paulsen and Trent Coleman Paulsen 1008 Elmshade Lane Nashville, TN 37211	Send Tax Bills to: Wells Fargo 2701 Wells Fargo Way Minneapolis, MN 55467-8000	Tax Information: Tax Parcel ID No. **172-03-0A-049.00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL GENUNG AND JENNIFER MORRIS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KELLI CURTIS PAULSEN AND TRENT COLEMAN PAULSEN, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page (s) 498-499, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Genung and Jennifer Morris by Warranty deed from JCG Holdings LLC and Koby Younce of record in Instrument No. 20190513-0044670, Register's Office for Davidson County, Tennessee, dated May 08, 2019 and recorded on May 13, 2019.

Being the same property conveyed to Michael Genung and Jennifer Morris, joint tenants with right of survivorship, by Quitclaim deed from Michael Genung and Jennifer Morris, of record in Instrument No. 20200311-0027442, Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 11, 2020.

This is improved property commonly known as: **1008 Elmshade Lane Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of January, 2023.

JENNIFER MORRIS

MICHAEL GENUNG

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL GENUNG AND JENNIFER MORRIS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of January, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/12/23

GEORGE E. MUDTER, JR.
Dated 1/12/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/12/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

