Name and Address of New Owner:
Austin Monsrud and Jordan Rachel Whitson
4105 Barnes Cove Court
Nashville, TN 37013

Send Tax Bills To:
1036 Stearman Drive
Suite 6
White House, TN 37188

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 173-09-0B-019-00-CO

Karen Johnson Davidson County
Batch# 970640 DEEDWARR
02/14/2023 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20230214-0010690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ekre of TN, LLC, a Delaware Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin Monsrud, an unmarried man, and Jordan Rachel Whitson, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Section One, Barnes Cove, of record in Plat at Instrument No. 20020409-0043258, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Ekre of TN, LLC, a Delaware Limited Liability Company, by General Warranty deed from Nickalaus Wallace and Lenka Wallace, husband and wife, of record in Instrument No. 20220209-0015310, Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on February 09, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF

THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of February, 2023.

Ekre of TN, LLC, a Delaware Limited Liability Company

By: _____
Edward J. Savidge, Authorized Representative

State of New York
County of Nassau

Before me, John Philip, Notary Public of the state and county mentioned, personally appeared Edward J. Savidge, Authorized Representative with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theAuthorized Representative of Ekre of TN, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand, at office, this 10th day of February, 2023.

_____
Notary's Signature
My commission expires:_____

JOHN PHILIP
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PH6097182
Qualified in Nassau County
My Commission Expires 08-08-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of February, 2023.

Notary Public
My commission expires:
File No. GNT-23-2583

JOHN PHILIP
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PH6097182
Qualified in Nassau County
My Commission Expires 08-08-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2-10-23.

Affiant Signature

2-10-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of February, 2023.

Notary Signature

My Commission Expires: 05/09/2026

