Karen Johnson Davidson County
Batch# 976659 DEEDWARR
03/03/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,895.25
20230303-0015371

Name and Address of New Owner:
Elizabeth Conn and James Solomon

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:

Map & Parcel(s):
082-03-0-031

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jared Mollenkof, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Conn and James Solomon, married**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot No. 64, on the Plan of C. F. Sharpe & W. L. Horns 2nd Subdivision of Lindsley Property N. E. Nashville, according to survey and plat of same appearing of record in Book 161, page 53, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
>
> Being the same property conveyed Jared Mollenkof, a single man, by Warranty Deed from Susie Young of record in Instrument No. 20121024-0097587, in the Register's Office of Davidson County, Tennessee, dated, October 12, 2012, and recorded on October 24, 2012.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1100 Joseph Avenue, Nashville, TN 37207

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 this 27th day of February, 2023.

Jared Mollenkof

STATE OF Minnesota

COUNTY OF Ramsey

On this 27th day of Feb, 2023, before me personally appeared Jared Mollenkof, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of Feb, 2023.

Sharon Kay Unger
Notary Signature
My commission expires: 1-31-2028

SHARON KAY UNGER
Notary Public
Minnesota
My Commission Expires
Jan 31, 2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$792,500.00~~ $982,500 JM

Affiant Signature

Subscribed and sown to before me, this the 27th day of February, 2023.

SHARON KAY UNGER
Notary Public
Minnesota
My Commission Expires
Jan 31, 2028

Sharon Kay Unger
Notary Public
My Commission Expires: 1-31-2028

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 2/27/2023 (date of document).

Affiant Signature

2/27/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

