RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-12873-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 979029 DEEDWARR
03/09/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20230309-0017120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March 2023

NOTARY PUBLIC

My commission expires: 9/23/25

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Keith Sundstrom 3880 Priest Lake Drive #67 Nashville TN 37217	Same address as new owner	136-03-0B-022-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($234,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MORGAN A. SMITH**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN KEITH SUNDSTROM**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment being Unit No. 67 in a horizontal property regime as shown on the condominium site plan of Phase 2, Condominium Townhouses, Priest Lake Park, as established by the Master Deed of Record in Book 4651, page 412, in Book 4979, page 939, and in Book 5189, page 671, and as shown on the plan of record in Book 4675, page 131, and in Book 4675, page 145, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morgan A. Smith, unmarried woman, from Sharon E. Phillips, unmarried, by Warranty Deed dated June 22, 2018 and recorded July 2, 2018 in Instrument #20180702-0063555, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3880 Priest Lake Drive, #67, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of March, 2023

GRANTOR(S)

Morgan A. Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Morgan A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3 day of March, 2023.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024



TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/3/23 (date of document).

Frank Roberts

3/7/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of March, 2023.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024