Karen Johnson Davidson County
Batch# 982167 DEEDWARR
03/20/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20230320-0019572

WARRANTY DEED

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Michelle Wales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 02-01-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Christine Kiskadden and Billy Martinez	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	Guaranteed Rate Inc (NAME)	
2302 Aubrey Dr (ADDRESS)	109 Rand Pl STE 1 (ADDRESS)	08411014000
Nashville TN 37214 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Erik Nielsen and Lindsay Cowan, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine Kiskadden, an unmarried woman, and Billy Martinez, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, Being Lot No. 247, on the plan of a Subdivision of C.R. Quarles Lands - Maplecrest, of record in Book 1835, Page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erik Nielsen and Lindsay Cowan, husband and wife, by virtue of that certain Warranty Deed dated February 24, 2022, and being of record at Instrument No. 20220228-0022134 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2302 Aubrey Dr. Nashville, TN 37214
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 17th day of March, 2023.

Erik Nielsen

Lindsay Cowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Erik Nielsen and Lindsay Cowan**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of March, 2023.

Notary Public

My Commission Expires: 1-6-25

Tennessee Certification of Electronic Document

I, Patricia Nickerson, 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 03-17-2023 (date of document).

Affiant Signature

03-17-2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/27/25

NOTARY'S SEAL

Brad Krivensky
State of Tennessee Notary Public
Williamson County