Karen Johnson Davidson County
Batch# 990684 DEEDWARR
04/11/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230411-0026548

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1380

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Ashley Carnahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2023

Teresa Taylor
Notary Public

Commission Expires: 4-17-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Merrill Atlas and Gillian Atlas 1079 Treaty Oaks Drive Nashville, TN 37209	Same as New Owner	091-06-0L-041.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Todd Mitchell Rasmussen Sr. and Margaret Osmond Rasmussen

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Merrill Atlas and Gillian Atlas, a married couple

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, Tennessee and being all of Unit No. 41, as shown on the plan of TREATY OAKS, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, of record in Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20180725-0072479 and Instrument No. 20190228-0018398, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Todd Mitchell Rasmussen Sr. and Margaret Osmond Rasmussen by Warranty deed from HR Properties of Tennessee of record in Instrument No. 20170228-0019702 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 28, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1079 Treaty Oaks Drive, Nashville, TN 37209

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 so 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.

Dated this the 10th day of April, 2023.

Todd Mitchell Rasmussen, Sr

Margaret Osmond Rasmussen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2023, before me personally appeared Todd Mitchell Rasmussen, Sr and Margaret Osmond Rasmussen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 4-10-2023 (date of document).

Shea McCauley
Affiant Signature

4-11-2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-1-25

NOTARY'S SEAL

