THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 994347 DEEDWARR
04/20/2023 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20230420-0029169

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Samuel Cranford Street and Catherine Pariseau Street 500 Paragon Mills Road, M2 Nashville, TN 37211	Owner	113-11-0-A-081.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jens Sorensen, an unmarried man, and Susanna King, an unmarried woman**, as joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Samuel Cranford Street and Catherine Pariseau Street, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Unit M-2 of Canterbury Hall Condominiums, a condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, Page 255, amended in Book 5441, Page 819, said Register's Office, and shown on a Plan of record in Book 5200, Page 159, Said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Helen Diane Byne, a single woman by Warranty Deed from Kelly Ann Dryden and Caleb Josiah Betton of record in Instrument number 20180730-0074227, dated July 27, 2018 and recorded on July 30, 2018, Register's Office for Davidson County, Tennessee.

Being further conveyed to Susanna King, and unmarried woman and Jens Sorensen, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Helen Diane Byne, unmarried, of record in Instrument number 20210805-0105210, dated August 2, 2021 and recorded on August 5, 2021, Register's Office for Davidson County, Tennessee.

This property is commonly known as 500 Paragon Mills Road, M2, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 our hands, this 14 **day of April, 2023**:

Jens Sorensen

Susanna King

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jens Sorensen** and **Susanna King,** the bargainors, 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 official seal, this 14th day of **April, 2023:**

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$205,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF **April**, **2023**:

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 4-14-23 (date of document).

Date: 4-17-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026