Karen Johnson Davidson County
Batch# 996363 DEEDWARR
04/26/2023 11 35 47 AM 3 pgs
Fees $18 00 Taxes $1,757 13
20230426-0030639

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 37592-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $474,900.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2023.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Gregory T. Demet Rosemary P. Demet 6556 Marauder Drive Nashville, TN 37209	New Owner	Map and Parcel No.: 10203013000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brett Sjoblom and Mollie Sansone Sjoblom a/k/a Mollie Irene Sansone, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Gregory T. Demet and Rosemary P. Demet, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6556 Marauder Drive, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of April, 2023.

GRANTORS:

Brett Sjoblom

Mollie Sansone Sjoblom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett Sjoblom and Mollie Sansone Sjoblom, 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, at office, this 25th day of April, 2023.

Notary Public
My Commission Expires:

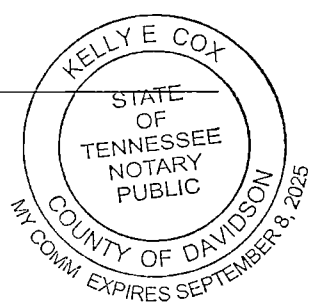


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1254 on the Plan of Charlotte Park, Section 20, as shown on the Plat of record in Plat Book 3600, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brett Sjoblom, as tenant in common with right of survivorship, a one-half undivided interest, and Eric Sjoblom and Beth Sjoblom, husband and wife, as tenants by the entirety, as to the remaining one-half undivided interest, by deed dated June 25, 2014 from Lance D. Curtis and wife, Tammy L. Curtis of record in Instrument No. 20140630-0056936, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 16, 2022 of record in Instrument No. 20220623-0071730, Register's Office for Davidson County, Tennessee, Brett Sjoblom, married, and Eric Sjoblom and Beth Sjoblom, husband and wife, conveyed subject property to Brett Sjoblom and Mollie Irene Sansone, husband and wife.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictive Covenants contained in an instrument of record in Book 2593, Page 566 and Book 3837, Page 823, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3600, Page 90, Register's Office for Davidson County, Tennessee.