STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ 26th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/25/25
(AFFIX SEAL)

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-25-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1008657 DEEDWARR
05/30/2023 09 33 57 AM 2 pgs
Fees $13 00 Taxes $1,450 40

20230530-0040329

02-NSH23-05605

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sziszi Hites 2629 Somerset Drive Nashville, TN 37217	New Owner	135 16 0 005 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emily Carlberg and Paul Carlberg, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sziszi Hites, an unmarried woman**, hereinafter called the Grantees, their successors 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, being Lot No 329 on the Plan of Section IX, Edge-O-Lake Estates of record in Book 3700, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Emily Carlberg and Paul Carlberg, wife and husband, by Warranty Deed from Andrew Sanderlin, married, of record in Instrument No 20220801-0087114, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022, and recorded on August 01, 2022

Being the same property conveyed to Andrew Sanderlin, Married, by Warranty Deed from Dana S Fairfax and Pamela Fairfax, Husband and Wife, of record in Instrument No 20061103-0136631, in the Register's Office of Davidson County, Tennessee, dated October 16, 2006, and recorded on November 03, 2006

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as **2629 Somerset Drive, Nashville, TN 37217**

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25 day of May, 2023

Emily Carlberg

Paul Carlberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Emily Carlberg and Paul Carlberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, ~~Tennessee~~, this 25th day of May, 2023.

Notary Public

My Commission Expires 06.14.25

FAITH L LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON