Karen Johnson Davidson County
Batch# 1025924 DEEDWARR
07/13/2023 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20230713-0053868

Name and Address of New Owner:
Jacob Gambrell, Hannah Gambrell, and James Owens
4109 Addine Street
Nashville, TN 37216

Send Tax Bills To:
Community Mortgage, LLC, DBA Community Mortgage Advisors
19045 E. Valley View Parkway, Suite F
Independence, Missouri 64055

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-16-0-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Lauritsen Voss (f/k/a Matthew Alan Lauritsen), Married, and Alan Lauritsen, Jr., Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah Alyse Gambrell and Jacob William Gambrell, Wife and Husband, and James Howard Owens, A Married Man, as joint tenants with rights of surviorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 of Block D on the Plan of Greenland Estates of record in Plat Book 974, Page 13, 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 Matthew Alan Lauritsen, unmarried, and Alan Lauritsen, Jr, married, as joint tenants with rights of survivorship, by Warranty Deed from J. Cline III and Lynn Oliver, husband and wife, of record in Instrument No. 20190325-0026954 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 25, 2019.

The said Matthew Alan Lauritsen is now married to Shannon Voss and is now known as Matthew Lauritsen Voss. Shannon Voss joins in this conveyance to convey any marital interest she may have on the property described herein. The property never being a martial residence of Alan Lauritsen, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of July, 2023.

_____(SEAL)
Matthew Lauritsen Voss

_____(SEAL)
Shannon Thomas Voss

ALAN LAURITSEN, JR. BY HIS ATTORNEY-IN-FACT
_____(SEAL)
Alan Lauritsen, Jr., by Matthew Lauritsen Voss, his Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Lauritsen Voss, Shannon Thomas Voss,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

_____
Notary Public
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of July, 2023, before me personally appeared **Matthew Lauritsen Voss** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Alan Lauritsen, Jr.,** and acknowledged that he executed the same as the free act and deed of the said **Alan Lauritsen, Jr.**

Witness my hand and official seal at office at Nashville, Tennessee, this the 10th day of July 2023.

My commission expires:

_____
Notary Public

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of July, 2023.

Notary Public
My commission expires:_____

File No. GNT-23-2872



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 13, 2023 (date of document).

Affiant Signature

July 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023