Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745221** Karen Johnson Davidson County Batch# 1032950 **DEEDWARR** 08/01/2023 10 59 33 AM 2 pgs Fees $13 00 Taxes $14,800 00 20230801-0059256	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $4,000,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2023. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Gustav Nyquist 3726 Woodlawn Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 01 0 204.00

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, **Millworks, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gustav Nyquist and Danielle Nyquist, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Plat of Woodlawn Subdivision as shown on plat of record in Instrument No. 20201030-0127061, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being a part of the same property conveyed to Millworks, LLC, a Tennessee limited liability company, by Warranty Deed from Volunteer Builders, LLC, of record in Instrument No. 20210706-0090590, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021 and recorded on July 06, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodlawn Subdivision, as recorded in Instrument No. 20201030-0127061.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4076, Page 318, Book 4076, Page 322, Book 4076, Page 326 and Book 4110, Page 139.

Easement for Covenant and Agreement Regarding Private Sewer Easements, recorded in Instrument No. 20210628-0087008.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20201008-0117108 and Instrument No. 20200929-0112044.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

This is improved property located at 3726 Woodlawn Drive Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 31st day of July, 2023.

Millworks, LLC.

By: _____
Ryan A. Miller, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan A. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Millworks, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of July, 2023.

_____
Notary Public

