Karen Johnson Davidson County
Batch# 1040945 DEEDWARR
08/21/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230821-0065239

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $490,000.00.

Affiant Signature

Subscribed and sworn to before me on this the 11th Day of August, 2023.

Notary Public

My Commission expires 10 / 12 / 2024

NAME AND ADDRESS OF PROPERTY OWNER:
Riverside Remodeling & Construction, LLC
1601 & 1601 A Peerman Dr
Nashville TN 37206

SEND TAX BILLS TO:
706 Windsor Trace Drive
Goodlettsville TN 37072

MAP AND PARCEL NUMBER: Tax ID #: 07216009400 & 07216009500

WARRANTY DEED

23NT00776

Effective the 11th Day of August, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Stefan Lewis Moberg, single

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Riverside Remodeling and Construction, LLC., a Tennessee Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

TRACT 1:
Being Lot No. 14 on the Plan of Peerman Heights, as of record in Book 2133, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 112 Feet on the easterly side of Peerman Drive and extends back 168.2 feet on the southerly line and 149.9 feet on the northerly line to a dead line, measuring 146.8 feet thereon.

TRACT 2:
Land in the 11th Civil District of Davidson County, Tennessee, being a tract marked Reserved, lying south of Lot 14 and shown on the plan of Peerman Heights, of record in Book 2133, Page 3, Register's Office for said County.

Said Reserved Tract fronts 70.1 feet on the east side of Peerman Drive and runs back between lines, 168.2 feet on the north side and 189.3 feet on the south line to a dead line in the rear on which it measures 37.7 feet.

Being the same property conveyed to Stefan Lewis Moberg from Kurt R. Moberg, a married person, by Quitclaim Deed dated 10/27/2021 and recorded 11/08/2021 in Instrument No. 20211108-0148963, Register's Office of said County.

Being the same property conveyed to Kurt R. Moberg from Kurt R. Moberg and Star J. Moberg, Co-Trustees for the Moberg Family Revocable Living Trust by quit claim deed, of record in Instrument Number 20120620-0054110, dated 05/22/2012 and recorded June 20, 2012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kurt R. Moberg and Star J. Moberg, Trustees of the Moberg Family Revocable Living Trust from Judy Gilbert, Devisee of the Estate of Frances F. Whitaker, by Warranty Deed dated 09/13/2011 and recorded 09/15/2011 in Instrument No. 20110915-0071594, Register's Office of said County.

This is an improved property commonly known as: 1601 & 1601 A Peerman Dr, Nashville, TN 37206-1405.

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11 day of August, 2023.

Stefan Lewis Moberg

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Stefan Lewis Moberg**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 11 day of August, 2023.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/11/23 (date of document).

Affiant Signature

8/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

