This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-2057-KS

Karen Johnson Davidson County
Batch# 1048787 DEEDWARR
09/12/2023 10:15:30 AM 7 pgs
Fees: $38.00 Taxes: $3,700.00
20230912-0071467

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2023.

Notary Public
My Commission Expires: January 28, 2026

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Clinton and Chelsea Clinton 4017 A Indiana Avenue Nashville, TN 37209	New Owner	091 12 2B 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Liam D. Wilson, and Edith Asa Forsgren, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan Clinton and Chelsea Clinton, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A

This is improved property located at: **4017 A Indiana Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 30th day of August, 2023.

GRANTOR:

Liam D. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Liam D. Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2023.

Notary Public
My Commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

202309120071467

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of August, 2023.

GRANTOR:

Edith Asa Forsgren

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edith Asa Forsgren, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of August 2023.

_____
Notary Public
My Commission expires: _____

202309120071467

I the undersigned, **Birger Petersen**, Notary Public of Copenhagen, Denmark hereby certify that

Ms. Edith Åsa Forsgren

has approved and signed this document in my presence.

The identity was proved to me by her passport.

There were no obvious amendments or additions to the document, with the exception of those denoted by my signature (initials).

In witness whereof I have hereunto set my hand and notarial seal.

The City Court of Copenhagen, Notarial Acts Division, 1st. September 2023

Birger Petersen
Notary Public of Copenhagen, Denmark

202309120071467

APOSTILLE (Convention de La Haye du 5 octobre 1961)			
1. Country: Land:	**Denmark** Danmark		
This public document Dette offentlige dokument			
2. has been signed by er underskrevet af	**Birger Petersen**		
3. acting in the capacity of i egenskab af	**Notary Public** Notar		
4. bears the seal/stamp of er forsynet med segl/stempel af	**Copenhagen City Court** Københavns Byret		
Certified Attesteret			
5. at i	**Copenhagen** København	**6. the** den	**01 Sep 2023** 01 sep 2023
7. by af	**Ministry of Foreign Affairs of Denmark** Udenrigsministeriet		
8. No nr.	**A8E709BE**		
9. Seal/stamp: Segl/stempel:	MINISTRY OF FOREIGN AFFAIRS	**10. Signature:** Underskrift:	Michael Madsen

This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued.

To verify the issuance of this Apostille, scan the QR code or visit the following website:

https://e-register.um.dk

MINISTRY OF FOREIGN AFFAIRS

EXHIBIT "A"
Property Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4017 Indiana Avenue, a Horizontal Property Regime, of record in Instrument Number 20220131-0011124, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Liam D. Wilson and Edith Forsgren, husband and wife, by Warranty Deed from Oak Property, LLC, an Alabama Limited Liability Company, of record in Instrument No. 20230512-0035646, in the Register's Office of Davidson County, Tennessee, dated May 12, 2023, and recorded on May 12, 2023.

Being part of the same property conveyed to Oak Property, LLC, an Alabama Limited Liability Company, by Quitclaim Deed for separation of Tax Parcels from Oak Property, LLC, an Alabama Limited Liability Company, of record in Instrument No. 20211007-0135024, in the Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 07, 2021.

Being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company, by Quitclaim Deed of Consolidation from Oak Property, LLC, an Alabama limited liability company, of record in Instrument No. 20210714-0094947, in the Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 14, 2021.

Being part of the same property conveyed to Oak Property, LLC, an Alabama Limited Liability Company, by Warranty Deed from Marie Frances McQuiddy, Trustee of The Marie McQuiddy Living Trust, U/A dated March 14, 2018, of record in Instrument No. 20210126-0011077, in the Register's Office for Davidson County, Tennessee, dated January 21, 2021 and recorded on January 26, 2021.

Being the same property conveyed to Ryan Clinton and Chelsea Clinton, husband and wife, by Warranty Deed from Liam D. Wilson and Edith Forsgren, husband and wife, dated September 8, 2023, of record in Book _____, Page _____, or Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

202309120071467

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 9-8-23.

Kathy Smith
Affiant Signature

9-8-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Sept 8, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

