Warranty Deed

Karen Johnson Davidson County
Batch# 1053995 DEEDWARR
09/26/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20230926-0075439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2023.

Notary Public

My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Adam Sensenbrenner and Sarah Sensenbrenner	UBS Bank USA C/O Nationwide Title Clearing Inc	083-10-0-216.00
1619 Holly Street	2704 ALT 19 North	
Nashville, TN 37206	Palm Harbor, FL 34683	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON ANDREW QUIRAM AND KRISTINA QUIRAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ADAM SENSENBRENNER, AND SARAH SENSENBRENNER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 5 on the Plan of Chadwell Home Place - called "Lockeland" of record in Plat Book 57, Page 135, 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 Jason Andrew Quiram, unmarried by Warranty deed from Loren G. Wyatt and Bryan D. Rogers and Johnnie Rogers, all unmarried as joint tenants with right of survivorship of record in Instrument No. 20030916-0135533 Register's Office for Davidson County, Tennessee, dated September 5, 2003 and recorded on September 16, 2003.

Being the same property conveyed to Jason Andrew Quiram and wife, Kristina Quiram by Quitclaim deed from Jason Andrew Quiram, a married man of record in Instrument No. 20071129-0138459 Register's Office for Davidson County, Tennessee, dated November 12, 2007 and recorded on November 29, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1619 Holly Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of September, 2023.

Jason Andrew Quiram

Kristina Quiram

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 Jason Andrew Quiram and Kristina Quiram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2023.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Pam Autry,** 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 this the 22 day of September, 2023.

Affiant Signature

Date 9/22/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

