Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 10-2112-TC

Karen Johnson Davidson County
Batch# 1063022 DEEDWARR
10/19/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20231019-0082184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Subscribed and sworn to before me, this the 17th day of October, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Tyler Marshall 2845 Lakeland Drive Nashville, TN 37214	New owner	096 10 0 172.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Christine M. Baadsgaard, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Samuel Tyler Marshall, an unmarried man**, hereinafter called the Grantee, his 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. 79, on the Plan of Twin Lawn, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Christine M. Baadsgaard, by Warranty Deed from George Alan Edmondson and wife, Hayley Edmondson, of record in Instrument No. 20130305-0021985, in the Register's Office of Davidson County, Tennessee, dated March 01, 2013 and recorded on March 05, 2013.

Ian Kirk joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **2845 Lakeland Drive, Nashville, TN 37214**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 17th day of October, 2023.

GRANTOR:

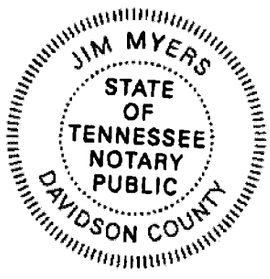
Christine M. Baadsgaard

Ian Kirk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine M. Baadsgaard and Ian Kirk, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of October, 2023.



Notary Public
My Commission expires: 1-16-2024

Certificate of Authenticity

I, DEBORAH DEVINE, 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 OCTOBER 17, 2023.

Affiant Signature

OCTOBER 19, 2023
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this

19 day of OCTOBER, 2023.

Notary's Signature

My Commission Expires: 5-9-2026
Notary's Seal (if on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026