Karen Johnson Davidson County
Batch# 1113432 DEEDWARR
03/21/2024 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $8,232.50
20240321-0019497

WARRANTY DEED

BASHEER AHMED MUNEER AHMED
Barrister and Solicitor
A Notary Public in and for the
Province of Alberta
An Inactive Lawyer Member of the
Law Society of Alberta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF February 29, 2024.

Notary Public February 29, 2024

MY COMMISSION EXPIRES: No Expiry

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Rogers Tijerino and Richardo Emilio Tijerino	New Owner	
(NAME) 4507 B Granny White Pike	(NAME)	131-07-4A-002.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HANS MATTIAS EKHOLM, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA ROGERS TIJERINO AND ~~RICHARDO~~ Ricardo RCT EMILIO TIJERINO,** HEREINAFTER CALLED THE GRANTEES, 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 Unit B of 4507 Granny White Pike Cottages, a Horizontal Property Regime with Private Elements at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4507 Granny White Pike Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141107-0103295, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4507 Granny White Pike Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141107-0103295 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Hans Mattias Ekholm, unmarried, by Warranty Deed from Jeffrey Kirby and Bonnie Kirby, husband and wife, of record in Instrument No. 20171213-0126876, Register's Office for Davidson County, Tennessee, dated December 11, 2017. Hans Mattias Ekholm has since married Ida Gunhilda Ilona Bjornstad, who joins in executing this Warranty Deed to convey any interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2024-212

unimproved -
This is improved x property, known as 4507 B Granny White Pike, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 29 day of February, 2024

HANS MATTIAS EKHOLM

IDA GUNHILDA ILONA BJORNSTAD

STATE OF Alberta
COUNTY OF Edmonton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hans Mattias Ekholm and Ida Gunhilda Ilona Bjornstad, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of February, 2024.

Commission expires: No Expiry.

February 29, 2024.
Notary Public

BASHEER AHMED MUNEER AHMED
Barrister and Solicitor
A Notary Public in and for the
Province of Alberta
An Inactive Lawyer Member of the
Law Society of Alberta

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APOSTILLE

(Convention de la Haye du 5 octobre 1961)

1. Country | Pays : **CANADA**

This public document | Le présent acte public

2. has been signed by | a été signé par : : **BASHEER AHMED MUNEER AHMED**

3. acting in the capacity of | agissant en qualité de : **Notary Public**

4. bears the seal / stamp of | est revêtu du sceau / timbre de :: **BASHEER AHMED MUNEER AHMED**

Certified | Attesté

5. at | à : **Edmonton, Canada**

6. the | le :**11TH** day of **MARCH, 2024.**

7. by | par : **Deputy Provincial Secretary's Office, Government of Alberta**

8. N° | sous n° : AB-24-004969-172989-M

9. Seal / stamp | Sceau / timbre :

10. Signature | Signature :

Mary E. Clark, Registrar

Comments | Commentaires :

This Apostille only certifies the signature, the capacity of the signer, and, where appropriate, the seal or stamp it bears. It does not certify the content of the document for which it was issued.

This Apostille is not valid for use anywhere within Canada.

If this document is to be used in a country which is not party to the Hague Convention of 5 October 1961, it may need to be legalized by a consular office of the country of destination.

To verify the issuance of this Apostille, see:
https://apostille.canada.ca/en/eregister-eregistre

Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte est revêtu. Elle ne certifie pas le contenu de l'acte pour lequel elle a été émise.

L'utilisation de cette Apostille n'est pas valable au Canada.

Si cet acte est destiné à un pays non partie à la Convention de La Haye du 5 octobre 1961, il pourrait nécessiter une légalisation par un consulat du pays de destination.

Cette Apostille peut être vérifiée à l'adresse suivante :
https://apostille.canada.ca/fr/eregister-eregistre

Alberta Justice

Canada

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 2/29/2024.

Jennifer A Hoffman
AFFIANT

DATE: 3/19/2024

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 19th day of March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027