Name and Address of New Owner:
Brianna Reynolds and Johnathan Van Dusen
1344 Greenland Ave
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1127863 DEEDWARR
04/26/2024 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20240426-0030504

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-16-0-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Richard Baids and Alexandria Grace Baids, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Johnathan Patrick Van Dusen and Brianna Paige Reynolds, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "E" on the Map of Greenland Estates, of record in Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd J. Buse, unmarried, by Warranty Deed from Stewart Building Group LLC of record in Instrument No. 20060824-0104552 Register's Office for Davidson County, Tennessee, dated August 22, 2006 and recorded on August 24, 2006.

Being the same property conveyed to Richard A. Northcutt, Trustee, by Quitclaim Deed from Todd J. Buse of record in Instrument No. 20070517-0059238, Register's Office for Davidson County, Tennessee, dated May 08, 2007 and recorded on May 17, 2007 and within the same deed the said Richard A. Northcutt, Trustee, conveyed his interest in the subject property to Todd J. Buse and Stephen Nelson, as tenants in common with full right of survivorship.

Being the same property conveyed to Brian Richard Baids and Alexandria Grace Baids, husband and wife, by Warranty Deed from Todd J. Buse and husband, Stephen Nelson of record in Instrument No. 20220407-0040727 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 07, 2022.

This is improved property located at 1344 Greenland Avenue, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 24th day of April, 2024.

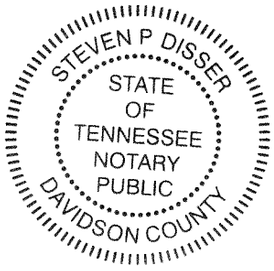
_____(SEAL)
Brian Richard Baids

_____(SEAL)
Alexandria Grace Baids

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 Brian Richard Baids and Alexandria Grace Baids, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2024.



_____
Notary Public
My commission expires: 3/3/25

202404260030504

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of April, 2024.

Notary Public
My commission expires: 10/27/25

Brad Krivensky
State of Tennessee Notary Public
Williamson County

File No. GNT-24-3309

202404260030504

Certificate of Authenticity

I, Kimberly Hollingshead, 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 April 24, 2024.

Kimberly Hollingshead, Esq.

4/24/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2024.

Notary Signature

My Commission Expires: _____

