Name and Address of New Owner:
Shane Bisogno
542 Whispering Hills Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

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

Map & Parcel No: 147-15-0-075.00

Karen Johnson
Batch # 1141677
06/03/2024 02:37:00 PM
Fees: $13.00 Taxes: $1,517.00
Davidson County
DEEDWARR
2 pgs
20240603-0041262

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, **Cody Jorstad and Rachael Jorstad, husband and wife**, "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shane Bisogno, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 84, 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 Cody Jorstad and Rachael Jorstad, husband and wife, by Warranty Deed from Paul Richard Scodova, unmarried, of record in Instrument No. 20211108-0149076 Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on November 08, 2021.

Being inproved property known as **542 Whispering Hills Drive, Nashville, TN 37211.**

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 Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, has 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-WW-24-542

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 30th day of May, 2024.

Cody Jorstad (SEAL)

Rachael Jorstad (SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CCM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cody Jorstad and Rachael Jorstad, 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 30th day of May, 2024.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

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 $410,000.00, 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
30th day of May, 2024.

Notary Public
My commission expires: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

File No. GNT-24-3306