Karen Johnson Davidson County
Batch# 1154066 DEEDWARR
07/03/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240703-0050312

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3092

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2024

Notary Public

Commission Expires: 3/20/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryce Dahl 4856 Indian Summer Drive Nashville, TN 37207	New Owner	032-09-0-069.00

WARRANTY DEED

FOR AND IN 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/WE,

Barbara Hausherr, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryce Dahl, a single man,

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 Lot No. 158 on the Plan of Section Two, Quail Ridge of record in Plat Book 6200, Page 467, 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 Barbara Hausherr, an unmarried woman by Warranty Deed from Leon J. Fluker and Rebecca M. Fulker, husband and wife of record in Instrument No. 20201217-0149260 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020.

Rebecca M. Fluker inadventerly conveyed said property as Rebecca M. Fulker. Her legal name is Rebecca M. Fluker.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4856 Indian Summer Drive, Nashville, TN 37207

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 so 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.

Dated this the 2nd day of July, 2024.

Barbara Hausherr

Barbara Hausherr

STATE OF GEORGIA
COUNTY OF DEKALB

On this 2nd day of July, 2024, before me personally appeared Barbara Hausherr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2024.

Joann Horton

Notary Signature JOANN HORTON
My commission expires: AUGUST 31, 2025

JOANN HORTON
Notary Public, Georgia
Dekalb County
My Commission Expires
August 31, 2025

Certificate of Authenticity

I, Scott Hubbard, 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

July 2 2024.

Date

Affiant Signature

July 2, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 2nd day of July, 2024

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)