Karen Johnson Davidson County
Batch# 1187565 DEEDWARR
09/30/2024 08:48:30 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20240930-0075282

WARRANTY DEED

File No.: 2024-0389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to before me on SEPTEMBER 27, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Justin Alexander and Amy Alexander 856 Brook Hollow Road Nashville, TN 37205	First Horizon Bank 12719 Cantrell Road Suite 200 Little Rock AR 72223	102-11-0-062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THADDEUS TIMOTHY EKSTRAND AND MORGAN NICOLE EKSTRAND, TRUSTEES OF THE EKSTRAND LIVING TRUST DATED MARCH 22, 2023**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JUSTIN RYAN ALEXANDER AND AMY ALEXANDER, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 127, on the plan of Horton Heights, Section VI, of record in Plat Book 2133, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MORGAN EVANS AND THADDEUS EKSTRAND, AS JOINT TENANTS RIGHT OF SURVIVORSHIP, by deed from APG RENTALS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, of record in Instrument No. 20210601-0073403, dated May 26, 2021, said Register's Office.

Further being the same property conveyed to THADDEUS TIMOTHY EKSTRAND AND MORGAN NICOLE EKSTRAND, TRUSTEES OF THE EKSTRAND LIVING TRUST DATED MARCH 22, 2023, by quitclaim deed from MORGAN EVANS AND THADDEUS EKSTRAND, AS JOINT TENANTS RIGHT OF SURVIVORSHIP, of record in Instrument No. 20230417-0027922, dated March 22, 2023, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 856 Brook Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on September 26, 2024.

Grantor:

Ekstrand Living Trust Dated March 22, 2023

By: Thaddeus Timothy Ekstrand
Its: Trustee

By: Morgan Nicole Ekstrand
Its: Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Thaddeus Timothy Ekstrand and Morgan Nicole Ekstrand, Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the Ekstrand Living Trust Dated March 22, 2023, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand, at office, this 26th day of September, 2024.

Notary Public

My Commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Certificate of Authenticity

I, Anthony N. Greco, 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 the **27** day of **September**, 20**24**.

Anthony N. Greco, Affiant — **09/27/2024** Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this **27** day of **September**, **2024**.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027