Return to Grantee

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1189644
10/03/2024 01:44:02 PM
Fees: $13.00 Taxes: $1,152.55

Davidson County
DEEDWARR
2 pgs

20241003-0076880

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $311,500.00.

Don E. Ward
Affiant

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 30 **day of** September, 2024.

Notary Public
My commission expires: 09/07/26

Address of New Owner:	Send Tax Bills to:	Tax Information
Don E. Ward and Cynthia Ward	New Owner	092 16 0J 201.00
102 Brooks Blvd. Brewton, AL 36426		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Per Kristian Ottestad and Edith K. Ottestad, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Don E. Ward and Cynthia Ward, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, known as Unit 201, SOUTH SQUARE CONDOMINIUM, as established by Master Deed of record in Instrument Number 20070710-0082274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edith K. Ottestad and husband, Per Kristian Ottestad, by Warranty Deed from H. Lee Pulley and wife Karen S. Pulley, of record in Instrument No. 20161206-0128071, in the Register's Office of Davidson County, Tennessee, dated December 05, 2016, and recorded on December 06, 2016.

This property is improved property known as 907 18th Avenue South, Unit 201, Nashville, TN 37212.

See Power of Attorney for Edith K. Ottestad of record in Instrument No. 20241003 0076879

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 30 day of September, 2024.

Per Kristian Ottestad

Edith K. Ottestad by Per Kristian Ottestad, Attorney-in-Fact

Edith K. Ottestad by Per Kristian Ottestad,
Attorney-In-Fact

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Per Kristian Ottestad , the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal this 30 day of September, 2024.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 09/07/26

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Per Kristian Ottestad , the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Attorney-In-Fact for Edith K. Ottestad, and as such Attorney-In-Fact, executed the within instrument for the purposes therein contained, and as such Attorney-In-Fact had authority to do so.

Witness my hand and seal this 30 day of September, 2024.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 09/07/26