Karen Johnson Davidson County
Batch# 1198552 DEEDWARR
10/30/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20241030-0083346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2024.

Notary Public

(Notary Stamp)

My commission expires: 3-23-27

Gregory D. Vadner State of Tennessee Notary Public Sumner County

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Erik M. Munn, Trustee of the Erik M. Munn Revocable Living Trust Agreement dated August 6, 2009** | **New Owner** | **091-02-0-621.00** |
| **3440 Scenic Point** | **3440 Scenic Point** | |
| **Ames, Iowa 50014** | **Ames, Iowa 50014** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Charles A. Logan and Kaitlin Logan, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Erik M. Munn, Trustee of the Erik M. Munn Revocable Living Trust Agreement dated August 6, 2009**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1506, Block 47 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page (s) 172 and 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1506 front 25 feet along California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles A. Logan and Kaitlin Logan, husband and wife by Warranty Deed from Rhonda Lorna Essenpreis, a single woman of record in Instrument No. 20200421-0041406 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 21, 2020.

This is improved property known as **5603A California Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of October, 2024.

Charles A. Logan

Kaitlin Logan

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles A. Logan and Kaitlin Logan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of October, 2024.

Notary Public
My Commission Expires: 5.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 24-000670-626

SP 11/2015

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 10/25/2024 (date of document).

Affiant Signature

10/28/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28 day of Oct., 2024

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

