Karen Johnson Davidson County
Batch # 1199695 DEEDWARR
10/31/2024 03:30:43 PM 2 pgs
Fees: $13.00 Taxes: $1,123.88
20241031-0084636

RETURN TO:

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $303,750.00.

Affiant

Subscribed and sworn to before me, this 31 day of October, 2024.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Erin Wagner, Trustee of Erin Wagner Revocable Trust dated September 1, 2021	New Owner	092 16 0J 103.00
474 ELYSIAN FIELDS RD NASHVILLE, TN 37211		

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, **Edith K. Ottestad and Kristian Ottestad, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Erin Wagner, Trustee of Erin Wagner Revocable Trust dated September 1, 2021,** hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of SOUTH SQUARE·CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing South Square Condominium of record in Instrument Number 20070710- 0082274, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Edith K. Ottestad and Kristian Ottestad, wife and husband, by Warranty Deed from Douglas F. Reynolds, Unmarried, of record in Instrument No. 20160107-0001839, Register's Office of Davidson County, Tennessee, dated January 06, 2016 and recorded on January 07, 2016.

This property is improved property known as 907 18th Avenue South, Unit 103, Nashville, TN 37212.

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 31st day of October, 2024.

Edith K. Ottestad

Kristian Ottestad

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edith K. Ottestad and 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 they executed the within instrument for the purposes therein contained

Witness my hand and seal this 31st day of October, 2024.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON