WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200532 DEEDWARR
11/01/2024 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20241101-0085214

G-SR-24-260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colin Caldwell and Bridget McCormick	Primis Mortgage	
(NAME)	(NAME)	**092-13-0-375.00**
260 37th Avenue N	5535 Currituck Dr., Ste. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER STEVEN OSTLING AND MEGAN LYNNE SUMMERS, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLIN CALDWELL AND BRIDGET MCCORMICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 181 on the Plan of Hortense Place of record in Plat Book 161, Page 167, 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 Peter Steven Ostling and Megan Lynne Summers, both unmarried as tenants in common with rights of survivorship by Quitclaim Deed from Peter Steven Ostling, unmarried man of record in Instrument No. 20210706-0090495 Register's Office for Davidson County, Tennessee, dated July 01, 2021 and recorded on July 06, 2021.

Being the same property conveyed to Peter Steven Ostling, unmarried man by Warranty Deed from P. Daniel Hayes, married of record in Instrument No. 20210706-0090493 Register's Office for Davidson County, Tennessee, dated July 01, 2021 and recorded on July 06, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subssequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **260 37th Avenue N, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2024.

Peter Steven Ostling by Margaret Means, Attorney in Fact

Peter Steven Ostling by Margaret Means,
Attorney in Fact

Megan Lynne Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PETER STEVEN OSTLING, and who acknowledged he/she/they executed the same as the free act and deed of the said PETER STEVEN OSTLING.

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

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026.
WILLIAMSON COUNTY

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN LYNNE SUMMERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of October, 2024.

Notary Public
My Commission Expires: OCT 18 2026
(SEAL)

K. SHEA GRANT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
October 18, 2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of October, 2024.

Affiant Signature
Date 10/31/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

