WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252051 DEEDWARR
03/25/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20250325-0022382

File No. AP-25-9171

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 8/1/28
(AFFIX SEAL)

LINDSEY BOSWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krista Mae Griffin, Paula Carlson, and Nathan Carlson	United Wholesale Mtg., LLC	
(NAME) 4958 Edmondson Pike, B-7	(NAME) 700 S. Blvd East	147-07-0B-007.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ross Asher, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Krista Mae Griffin, an unmarried woman and Paula Carlson and Nathan Carlson, wife and husband, joint tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. B-7, as Shown on The Map Entitled Woodlea Place Townhomes, of Record As Plat Book 5050, Page 101, Register's Office For Davidson County, Tennessee, to Which Plan Reference is Hereby Made for a More Complete and Accurate Legal Description.

Being the same property conveyed to Ross Asher and David Asher and Wife, Janice Asher, all as joint tenants with right of survivorship by Warranty Deed from Alex Stephen Themelis, an unmarried man of record in Instrument No. 20100422-0030280 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 22, 2010.

Being the same property conveyed to Ross Asher by Quitclaim Deed from David Asher and Wife, Janice Asher of record in Instrument No. 20221121-0123218 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on November 21, 2022.

This is property more commonly known as 4958 Edmondson Pike, B-7, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 21st day of March, 2025.

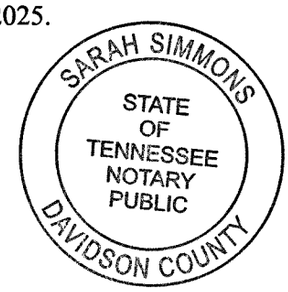
Ross Asher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2025, before me personally appeared Ross Asher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of March, 2025.

Notary Signature
My commission expires: 3-3-2026



Tennessee Certification of Electronic Document

I, Lindsey Boswell, 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 3/21/25 (date of document).

Affiant Signature

3/24/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY