Karen Johnson Davidson County
Batch# 1279590 DEEDWARR
05/30/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20250530-0042591

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00

Affiant

Subscribed and sworn to before me this 29th day of May, 2025.

Notary Public
My commission expires: 3.20.28

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Derek M. Decker and Mackenzie M. Farrar 5609B Tennessee Ave Nashville, TN 37209	New Owner	091-06-0-288

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael G. Lindstrom and Sarah Lindstrom, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Derek M. Decker and Mackenzie M. Farrar, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1516, Block No. 202 on the Plan of Map Showing Extension of Plan No. 1, West Nashville to the Morrow Road of record in Plat Book 57 Page 173, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.

Being the same property conveyed to Michael G. Lindstrom and Sarah Lindstrom, husband and wife, by deed from Neil C. Harber and Amelia G. Harber, husband and wife, of record in Instrument No. 20201106-0130610, Register's Office for Davidson County, Tennessee, and dated November 4, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of West Nashville of record in Plat Book 57 Page 173 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5609 Tennessee Avenue, B, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of May, 2025.

Michael G. Lindstrom

Sarah Lindstrom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of May, 2025, before me personally appeared Michael G Lindstrom and Sarah Lindstrom, 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 29th day of May, 2025.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202505300042591

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/29/25.

Affiant Signature

5/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY