Karen Johnson Davidson County
Batch# 1285171 DEEDWARR
06/17/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20250617-0047399

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $680,000.00. Affiant Subscribed and sworn to before me, this 13th day of June 2025. Notary Public My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Raymond Hilsinger and Cristine Astrid Bjork-Hilsinger	**CMG Mortgage, Inc. dba CMG Home Loans**	**073-09-0-087.00**
1834 Welcome Lane	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37216	**San Ramon, CA 94583**	

FOR AND IN 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,

Ewing Ln, LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Daniel Raymond Hilsinger, an unmarried man, and Cristine Astrid Bjork-Hilsinger, an unmarried woman, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 99 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, 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 Ewing Ln, LLC, a Tennessee limited liability company, by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20240522 0038304, dated May 21, 2024, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Book 3000, Page 528, Register's Office for Davidson County, Tennessee.
c. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 2900, Page 66, Register's Office for Davidson, Tennessee.
d. Deed for Water Mains to Metropolitan Government of Nashville and Davidson County of record in Book 3069, Page 40, in the Register's Office for Davidson County, Tennessee.
e. All other easements and restrictions of record.

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.

This is improved property known as 1834 Welcome Lane, Nashville, TN 37216.

M&H File #: **25-244**

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 that GRANTOR is 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; and GRANTOR does further covenant and bind itself and its successors and assigns, 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(s) this 13th day of June, 2025.

Ewing Ln, LLC

Matthew Kirkegaard, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Matthew Kirkegaard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Ewing Ln, LLC, a Tennessee limited liability company, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Member.

Witness my hand and seal this 13th day of June, 2025.

A. Scott Hubbard

Notary Signature

My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-244**

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 13 day of June, 2025.

Affiant Signature
Date 6/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027