WARRANTY DEED

Karen Johnson Davidson County
Batch# 1295854 DEEDWARR
07/10/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $8,417.50
20250710-0054475

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38545

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1131 Woodvale Drive Trust	NEW OWNER	
(NAME) 1131 Woodvale Drive	(NAME) 1131 Woodvale Dr.	131-04-0-143.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, **MIKAEL A. GRANLUND, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1131 WOODVALE DRIVE TRUST UNDER AGREEMENT DATED JUNE 24, 2025**, 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. 1, as shown on the map entitled Final Plat, Resubdivision of Lot 6, College Park Subdivision, of record as Instrument No. 20200605-0057925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mikael A. Granlund and Emmi I. H. Granlund, Husband and Wife, by Warranty Deed from Cadence Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211124-0156239 Register's Office for Davidson County, Tennessee, dated November 23, 2021. Mikael A. Granlund and Emmi I. H. Granlund have since divorced.

Todd J. Diamond herein signed as Attorney in Fact for Mikael A. Granlund. Said Power of Attorney is of record Instrument No. 202507100054474 **in the Registers office for Davidson County, Tennessee.**

Being the same property conveyed to Mikael A. Granlund, unmarried, by Quitclaim Deed from Emmi I. H. Granlund, unmarried, of record in Instrument No. 202507100054473 **Register's Office for Davidson County, Tennessee, dated** June 27, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1131 Woodvale Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of June, 2025

by Todd J Diamond as his Attorney in Fact

MIKAEL A. GRANLUND BY
TODD J. DIAMOND AS ATTORNEY-IN-FACT

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd J. Diamond, to me known to be the person who executed the foregoing instrument on behalf of Mikael A. Granlund and acknowledged that he executed the same as the free act and deed of Mikael A. Granlund.

Witness my hand and official seal this 27th day of June, 2025.

Commission expires: May 9, 2027

Notary Public

DENNIS LOC NGUYEN
Notary Public - California
Los Angeles County
Commission # 2446254
My Comm. Expires May 9, 2027

CH2025-278

Tennessee Certification of Electronic Document

I, George Mudter, 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 June 27, 2025 (date of document).

Affiant Signature

7-10-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029

202507100054475