Karen Johnson Davidson County
Batch# 1311404 DEEDWARR
08/18/2025 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50
20250818-0065787

8503

WARRANTY DEED

(SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 9, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,425,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TL-5533-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Hodgdon Bisbee and Da In Lee	Old National Bank	
(NAME)	(NAME)	
5533 Kendall Drive	PO Box 3789	**103 06 0I 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Evansville IN 47736	
(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,

ALEXANDRA ROBBINS BACKSTROM AND CARL JOHAN ALBERT BACKSTROM, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES HODGDON BISBEE AND DA IN LEE, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 5533-5535 KENDALL DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5533-5535 KENDALL DRIVE, a Horizontal Property Regime, of record in Instrument Number 20180601-0052409, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alexandra Napier Robbins, Unmarried and Carl Johan Albert Backstrom, Unmarried, Joint Tenants with Rights of Survivorship, by Warranty Deed from Frank E. Neal, IV, A Married Man, of record in Instrument No. 20211115-0151501, in the Register's Office of Davidson County, Tennessee, dated November 12, 2021 and recorded on November 15, 2021.

The said Alexandra Napier Robbins and Carl Johan Albert Backstrom having since married, each other, the said Alexandra Napier Robbins is now known as Alexandra Robbins Backstrom.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of BROOKSIDE COURT, as recorded in Plat Book 1424, Page 145.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052409.
* Charter for 5533-5535 Kendall Drive Townhouse Corporation, recorded as Instrument No. 20180601-0052408.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5533 Kendall Drive, 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; 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 14th day of August, 2025.

Alexandra Robbins Backstrom

Carl Johan Albert Backstrom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2025; before me personally appeared Alexandra Robbins Backstrom, 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 14th day of August, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

On this 14th day of August, 2025, before me personally appeared Carl Johan Albert Backstrom, 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 14th day of August, 2025.

Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Anthony N. Greco, 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 the 14 day of August, 2025.

Anthony N. Greco, Affiant — 8-14-2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14 day of August, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027