**NEW OWNER:**
Robert Wertz
6092 Hagars Grove Pass
Hermitage, TN 37076

**SEND TAX BILLS TO:**

New Owner
New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 19-348

**MAP & PARCEL**
**098-10-0A-040.00-CO**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 267128 DEEDWARR
08/05/2019 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,368.63
20190805-0077665

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($369,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Bram Barth and Erin Cobry, married** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Robert Wertz, single man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Phase Two, Hagars Grove of record in Plat at Instrument No. 20050708-0079562, 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 Bram M. Barth, unmarried man, and Erin C. Cobry, unmarried woman, joint tenants with right of survivorship by Warranty Deed from Richard Bango, a single man of record in Instrument No. 20160908-0094661 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 08, 2016.**

**Being also known as 6092 Hagars Grove Pass, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2 day of August, 2019.

Bram Barth

Erin Cobry

STATE OF ~~TENNESSEE~~ Colorado E.C Bmb EC

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Bram Barth and Erin Cobry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of August, 2019.

NOTARY PUBLIC

My commission expires: 01-25-2021

EMMANUEL CASTANEDA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174003852
MY COMMISSION EXPIRES 01/25/2021

**********

The actual consideration or value, whichever is greater, for this transfer is $ **369,900.00**.

AFFIANT

Sworn to and subscribed to before me this 5th day of **August, 2019**.

NOTARY PUBLIC

My commission expires: 2/27/2021

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

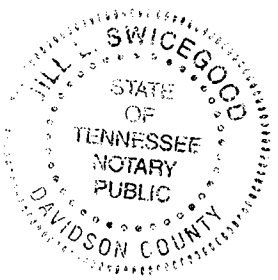
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

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