THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 271788 DEEDWARR
08/15/2019 11:00:20 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20190815-0081715

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jennifer Wilson and Kara Porter 1223 Shelton Avenue Nashville, TN 37216		072-03-0-314

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sheryl Weitzel**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer Wilson and Kara Porter**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson county, Tennessee being the easterly one-half (1/2) of Lot No. 70 on the plan of Inglewood Place of record in Book 332, page 101, Register's Office for said County. Said part of Lot No. 70 fronts 50 feet on the northerly margin of Shelton Avenue and extends back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to William Weitzel and wife, Sheryl Weitzel, by Warranty Deed from Tania J. McMurray and Tiffani Sylvia Waldo, of record on March 20, 2013, at Instrument No. 20130320-0027465, Davidson County Register of Deeds. Further being the same property conveyed to Sheryl Weitzel, by Quitclaim Deed from William Weitzel and Sheryl Weitzel, of record on December 27, 2016, at Instrument No. 20161227-0135257, Davidson County Register of Deeds.

This property commonly known as 1223 Shelton Avenue, Nashville, TN 37216.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 1st **day of** August**, 2019**:

Sheryl Weitzel

STATE OF Minnesota

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheryl Weitzel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of August, 2019:

Notary Public

My Commission Expires: 1-31-2024

DEREK J REESE
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2024

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$284,900.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS _____ DAY OF August, 2019:

See Next Page

_____
Notary Public

My Commission Expires: _____

Witness my hand, this 1st **day of** August, **2019**:

Sheryl Weltzel

STATE OF Minnesota

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheryl Weltzel**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of August, 2019:

Notary Public

My Commission Expires: 1-31-2024

DEREK J REESE
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2024

STATE OF ~~TENNESSEE~~ KY

COUNTY OF Warren

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$284,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1st DAY OF August, 2019:

Notary Public

My Commission Expires: 5/29/2020

JESSICA SILLS
Notary ID # 557403
NOTARY PUBLIC
Exp. 05/29/2020
STATE AT LARGE, KENTUCKY