WARRANTY DEED

April G. Nichols
State of Tennessee Notary Public
Williamson County

File No. DH0006628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-24-2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Dawn Neddo and Erik Christopher Stewart	NEW OWNER	
(NAME)	(NAME)	
6133 Tuckaleechee Ln		181-03-0A-056.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013		
(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, We, **Lauren Winans Bertelli, married, and Robert Winans and Jennifer Winans, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Dawn Neddo and Erik Christopher Stewart,** ~~Husband and Wife~~, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * both unmarried

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Subdivision Plat of Section Two, Indian Creek Estates, Old Hickory Blvd of record in Plat Book 9700, Page (s) 558 and 559, 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 Lauren Winans, a single woman, Robert Winans and Jennifer Winans, husband and wife, as joint tenants by Warranty deed from Ells E. Haddock and wife, Lisa K. Haddock of record in Instrument No. 20150415-0033103 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 15, 2015. (Value of consideration shown in aforementioned deed $180,000.00.)

Being also known as 6133 Tuckaleechee Ln Antioch, Tennessee 37013.

Lauren Winans and Lauren Winans Bertelli are one and the same person.

Martin Bertelli, spouse of Lauren Winans Bertelli, joins in the execution of this instrument for the purposes of conveying his marital interest to said prorepty.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 296096 DEEDWARR
10/04/2019 10:30:40 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60

20191004-0101735

unimproved ☐
This is improved ☒ property, known as 6133 Tuckaleechee Ln, Antioch, TN 37013

(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 13th day of September, 2019.

Lauren Winans Bertelli

Robert Winans

Martin Bertelli

Jennifer Winans

STATE OF West Virginia
COUNTY OF Upshur

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauren Winans Bertelli, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of September, 2019.

ERIKA M. CHORY
Notary Public Official Seal
State of West Virginia
My Comm. Expires Feb 22, 2021
Chase
32 E Main Street Buckhannon WV 26201

Notary Public

My commission expires: Feb. 22, 2021

STATE OF West Virginia
COUNTY OF Upshur

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martin Bertelli, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of September, 2019.

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Notary Public

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STATE OF West Virginia
COUNTY OF Upshur

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Winans, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of September, 2019.

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COUNTY OF Upshur

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Winans, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of September, 2019.

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RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206