Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5806

Karen Johnson Davidson County
Batch# 333968 **DEEDWARR**
12/23/2019 12:44:29 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40

20191223-0132423

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $342,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2019

Notary Public
My Commission Expires: 05/03/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard D. Wehmeyer and Kimberly D. Wehmeyer 721 Meadowcroft Lane Nolensville, TN 37135	~~New Owner~~	186-04-0A-203.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen Krupp, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard D. Wehmeyer and wife, Kimberly D. Wehmeyer**, hereinafter called the Grantee(s), 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. 235 on the Plan of Revision Final Plat Burkitt Place, Phase 2E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294 "Cluster Lot Subdivision" of record in Plat at Instrument No. 20070806-0093146 and revised in Instrument No. 20090902-0082756, 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 Stephen Krupp, unmarried, by Warranty Deed from Mary E. Clay, unmarried, of record in Instrument No. 20150505-0040705, in the Register's Office of Davidson County, Tennessee, dated April 30, 2015 and recorded on May 05, 2015.

This is ☒ improved or ☐ unimproved property located at: **721 Meadowcroft Lane, Nolensville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2019.

GRANTOR:

Stephen Krupp

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Krupp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY