

My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2019.

Notary Public

My Commission Expires: 11/22/2021
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 334215 DEEDWARR
12/26/2019 08:47:51 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20191226-0132793

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Maura Nurse and Jose S Gonzalez	Highlands Residential Mortgage 12001 North Central Expressway #150 Dallas, TX 75243	135-14-0A-007.00 CO
1036 Aldersgate Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tana M Foredden, unmarrid now known as Tana M Waack, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maura Nurse Jose S Gonzalez, wife and husband

HEREINAFTER CALLED THE GRANTEE, HER 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. 7 on the Plan of **Final Plat – Phase One, Pinnacle Point Subdivision**, as of record in Plat Book 6900, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Tana M. Froedden, unmarried, by Quitclaim Deed from Pete V. Froedden, Jr., dated 7/9/98 and recorded 7/21/98 in Book 11028, Page 764; and being the same property previously conveyed to Pete V. Froedden, Jr. and Tana M. Froedden, husband and wife, by Warranty Deed from Monte Jay Myers and wife, Rachel Elizabeth Myers, dated 4/28/95 and recorded 5/2/95 in Book 9660, Page 628, Register's Office for Davidson County, Tennessee. The said Tana M. Foredden, unmarried is now married and known as Tana M. Waack, married.

Joe Waack, hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title and interest in the above described property by virtue of his marriage to Tana M. Waack.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1036 Aldersgate Road, Antioch, TN 37013.

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 20th day of December, 2019.

Tana M Waack

Joe Waack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tana M Waack and Joe Waack with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th of December, 2019.

Notary Public

My Commission Expires: 3/23/21

(SEAL)

