This instrument prepared by:
Momentum Title, LLC
313 East Main Street
Hendersonville, TN 37075
File Number: 6-20-6159

Karen Johnson Davidson County
Batch# 360614 **DEEDWARR**
02/20/2020 08:49:39 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200220-0018774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2020

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Georgia L. Wiesner and Thomas C. Wiesner 7168 Willow Creek Drive Nashville, TN 37221	**NEW OWNER**	142 11 0 010.00

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/we, **Jennifer M. Carpenter and Karl A. Carpenter, Wife and Husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Georgia L. Wiesner, individually and Thomas C. Wiesner, Jr., individually and both Co-Trustees of the Wiesner Family Trust dated 4/25/2005**, hereinafter called the Grantee(s), his/her/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. 58 on the Plan of Section Two Valley West of record in Plat Book 3600 Page 86 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer M. Carpenter and Karl A. Carpenter, Wife and Husband, by Warranty Deed from Vicki Lee Dorman an unmarried person, of record in Instrument No. 20150928-0097924, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.; Gary Wakefield Dorman, Jr died on June 16, 2011 leaving Vicki Lee Dorman as the surviving tenant by the entirety as shown in the Probate Court for Davidson County, Tennessee, in Case No. 11P-1202.

This is improved property located at: **7168 Willow Creek Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/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 February, 2020.

GRANTOR:

Karl Carpenter

Jennifer Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karl Carpenter and Jennifer Carpenter, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2020.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23