Karen Johnson Davidson County
Batch# 371443 DEEDWARR
03/12/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200312-0027858

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6173

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 239,999.00

Affiant Signature

Subscribed and sworn to before me on this the 12TH day of March, 2020.

Notary Public

My Commission expires 3/15/21

NAME AND ADDRESS OF PROPERTY OWNER:
ANNE REILLY AND MATTHEW WELTER
4596 WHITES CREEK PIKE
WHITES CREEK, TN 37189

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID: 04000018600

WARRANTY DEED

20NT00091

Effective the 12TH day of MARCH, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL E. WILLIS JR. AND HANNAH J. WILLIS, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ANNE REILLY AND MATTHEW WELTER, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Certain real property situate in 1st Councilmanic District, the 2nd Civil District of Davidson County, Tennessee, and described as follows: to-wit:

Being Lot No. 1 on the Plan of Mill Stream Subdivision, which appears of record in Plat book 7900, page 992, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Michael E. Willis, Jr., an unmarried man, by Warranty Deed from Amanda Springer and Melissa Adkins, dated 10/24/2012 and recorded 10/26/2012 as Document No. 20121026-0098228, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 4596 Whites Creek Pike, Whites Creek, TN 37189

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 12TH day of MARCH, 2020

MICHAEL E. WILLIS JR.

HANNAH J. WILLIS

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL E. WILLIS JR. AND HANNAH J. WILLIS,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12TH day of MARCH, 2020.

Notary Public

My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202003120027858

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM