Karen Johnson Davidson County
Batch# 427519 DEEDWARR
06/29/2020 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20200629-0069910

Commitment Number: GH-40568

After Recording, Send To:

MAIL TO:LANDSEL TITLE AGENCY
961 N HAMILTON RD, #100
GAHANNA OH 43230
GH 40568

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
NICHOLAS J. COUGHLIN and **JAIDA E. DREYER**, 1123 PARKVIEW DR, COVINA CA 91724

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
180 04 0A 140.00

GENERAL WARRANTY DEED

ROBERT H. WAECHTER and wife **JENNIFER L. WAECHTER**, hereinafter grantors, for $400,000.00 (Four Hundred Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **NICHOLAS J. COUGHLIN** and **JAIDA E. DREYER**, hereinafter grantees, whose tax mailing address is Lereta 1123 Parkview Dr. Covina. CA 91724, the following real property:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plat of Highland Creek, Section Two, a planned unit development of record in Instrument No. 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.
Property Address is: 905 Century Oak Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded as 20060914-0114189 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 180 04 0A 140.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 10, 2020:

ROBERT H. WAECHTER

JENNIFER L. WAECHTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me on April 10th, 2020 by **ROBERT H. WAECHTER** and **JENNIFER L. WAECHTER** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Unknown
Notary Public
Angela Gordon

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
November 20, 2023

Maximum principal indebtedness for Tennessee recording tax purposes is $400,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Williamson

*$400,000.00

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of April, 2020.

Affiant

Robert H. Waechter
Print Name

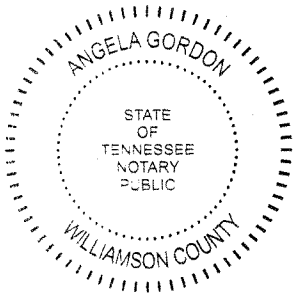
(Seal)

Notary Public

My commission expires:

11-20-2023

Angela Gordon
Print Name



Tennessee Certification of Electronic Document

I, LINDSAY ALLEN (Signer's Name), 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.

Signature

State of OHIO

County of FRANKLIN

Personally appeared before me, John McCoy (Notary's Name), a notary public for this county and state, LINDSAY ALLEN (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 8·7·21

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO

JOHN A MCCOY III
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
08-07-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).