2639

Karen Johnson Davidson County
Batch# 440197 DEEDWARRSP
07/20/2020 08:19:30 AM 2 pgs
Fees: $13.00 Taxes: $3,507.60
20200720-0079045

**SPECIAL**

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $948,000.00.

Wendy W. Wisniewski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| George C. Wisniewski, Jr. and Wendy W. Wisniewski, Trustees<br>4000 Hillsboro Pike Unit 216<br>Nashville, TN 37215 | New Owner | 159 06 0B 03800 |

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 consideration, the receipt of which is hereby acknowledged, I/we, **Voce Development Company, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **George C. Wisniewski, Jr. and Wendy W. Wisniewski, Trustees of The Wisniewski Family Trust dated November 3, 2016**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat for the Re-subdivision of Lot 36 and 38 of Vocé, Phase 2 and Re-subdivision of Lot 37 of Vocé, Phase 3, of record as Instrument No. 202007060072299, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being part of the same property conveyed to Voce Development Company, LLC, by Special Warranty Deed dated 07/26/2016, from Granny White Cabin Realty, LLC, of record in Instrument 20160726-0076796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 1761 Woodsong Drive, Brentwood, TN 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 17th day of July, 2020.

Voce Development Company, LLC

BY: Lisa Carnes Vice President
Lisa Carnes, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lisa Carnes, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Secretary of Voce Development Company, LLC , the within named bargainor, a limited liability company, and that she as such Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Lisa Carnes as such Secretary.

Witness my hand and official seal, this the 17th of July, 2020.

H U Stacey
Notary Public

My Commission Expires: 10/3/21

(SEAL)




**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*
custodian of the electronic version of the attached document tendered for registration herewith and that th
is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III
*Signature*

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county ar
*Notary's Name*
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
*Signer's Name*
document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

