Karen Johnson Davidson County
Batch# 455568 DEEDWARR
08/13/2020 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20200813-0090372

35631

33512-5 Box 14

WARRANTY DEED

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
BY COMMISSION EXPIRES OCTOBER 2, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2020.

Notary Public

My commission expires: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph M. Conway	Franklin Synergy	**095-11-0-053.00**
333 Blue Hills Dr	722 Columbia Ave	
Nashville, TN 37214	Franklin, TN 37064	

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

Ashley L. Tetzel, and Mike Tetzel, wife and husband

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

Joseph M. Conway, a single man

HEREINAFTER CALLED THE GRANTEES, 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. 63 on the Plan of Merry Oaks Subdivision, of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ashley L. Wallace, a single woman and Mike Tetzel, a single man, joint tenants with right of survivorship, by Deed dated November 21, 2016 from Stephen Fox and wife Carrie Fox, of record in Instrument No. 20161128-0124557, Register's Office for Davidson County, Tennessee. The said Ashley L. Wallace and Mike Tetzel having since married and Ashley L. Wallace is now known as Ashley L. Tetzel.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 1835, Pages 67 & 68, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **333 Blue Hills Dr, Nashville, TN 37214**

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 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. 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 **7th** day of **August, 2020.**

Ashley L. Tetzel

Mike Tetzel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Ashley L. Tetzel and Mike Tetzel,** the within named seller(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **August, 2020.**

Notary Public

My Commission Expires: 11/9/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

