WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8399-mc

Karen Johnson Davidson County
Batch# 471611 DEEDWARR
09/08/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200908-0101884

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200729099

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Alexandria Buenger
Affiant

Subscribed and sworn to before me, this 3rd day of September, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To: Ameris Bank/	Tax Information:
Alexandria Buenger	~~New Owner~~ Doremuenter Mtg	Tax Parcel ID No.
608 Huntington Ridge Drive	Mail Stop 1290	161-06-0-139.00
Nashville TN 37211	1 Corporate Dr, ste 360	
	Lake Zurich, IL 60047-8945	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonna Jolita Wall and Aaron J. Wall, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alexandria Buenger, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 255, as shown on the map entitled Section Two, Huntington Park, of record in Plat Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JONNA JOLITA WALL AND AARON J. WALL, WIFE AND HUSBAND, by deed from KEVIN S. KAISER AND WIFE, HOLLY L. KAISER, HUSBAND AND WIFE, of record in Instrument No. 20160525-0052339 , dated May 20, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 161-06-0-139.00.

Matters shown on the Plan of record in Plat Book 4175, page 108, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4393, page 383, said Register's Office.

This is improved property located at 608 Huntington Ridge Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of September, 2020.

Jonna Jolita Wall

Aaron J. Wall by Jonna Jolita Wall, his Attorney-in-Fact

9/3/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonna Jolita Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Aaron J. Wall, and that she is authorized by Aaron J. Wall to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of September, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

