Karen Johnson Davidson County
Batch# 485011 DEEDWARR
09/29/2020 09:35:57 AM 2 pgs
Fees: $13.00 Taxes: $886.15
20200929-0111815

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

Amanda Brune
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
11/17/20
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH20-00218

Address of New Owner:	Send Tax Bills to:	Tax Information:
Evelyn Coleman 3612 Pierside Drive Hermitage, TN 37076	Evelyn Coleman 3612 Pierside Dr. Hermitage, TN 37076	086-09-0-012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mishalene Wasmer and John Wasmer, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Evelyn Coleman, A _____ Woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" attached hereto and made a part hereof

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Section Three, Lakeside Woods Estates, as shown by plat of record in Book 7900, Pages 218, 219, 220, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Mishalene Wasmer and John Wasmer by deed from Hulse Construction, Inc., dated September 22, 2011, recorded September 26, 2011, of record in Instrument No. 20110926-0074357, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3612 Pierside Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of September, 2020

Mishalene Wasmer

Mishalene Wasmer

John Wasmer

STATE OF OHIO

COUNTY OF Medina

On this 18 day of Sept, 20 20, before me personally appeared Mishalene Wasmer and John Wasmer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Grace Reichard

My Commission Expires: 9/15/23

