Karen Johnson Davidson County
Batch# 487612 DEEDWARR
10/01/2020 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20201001-0113433

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-10476

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tamzyn Kietzmann Moscovich and Andrew Moscovich (NAME)	Northpointe Bank (NAME)	156-01-0-005.00
1000 Beech Bend Dr (STREET ADDRESS)	3333 Deposit Drive Northeast (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Grand Rapids, MI 49546 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Timothy Z. Wayman and Erin N. Kenna, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tamzyn Kietzmann Moscovich, a married woman and Andrew Moscovich, a married 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. 814 on the Plan of Section Four – First Addition, Harpeth Woods, of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Timothy Z. Wayman and Erin N. Kenna, husband and wife, by Quitclaim Deed from Erin Kenna f/k/a Erin Sims, dated 4/25/2019 and recorded 5/6/2019 in Instrument No. 20190506-0042409; and being the same property previously conveyed to Erin Kenna (formerly Erin Sims) by Quitclaim Deed from Erick D. Sims, pursuant to the terms of a Marital Dissolution Agreement filed in the Circuit Court for Davidson County, Tennessee, at Nashville, styled Erin Sims v. Erick D. Sims, bearing Docket No. 05D-463, dated 5/29/2008 and recorded 6/19/2008 in Instrument No. 20080619-0063363; and being the same property previously conveyed to Erick D. Sims and wife, Erin N. Sims by Warranty Deed from Jeanne M. Maihafer, a widow, dated 6/26/2002 and recorded 7/25/2002 in Instrument No. 20020725-0089259, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 635, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1000 Beech Bend Drive, Nashville, TN 37221.

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 and assigns, forever, and we do covenant with 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. Whenever 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 30th day of September, 2020.

Timothy Z. Wayman

Erin N. Kenna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2020, before me personally appeared Timothy Z. Wayman and Erin N. Kenna, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2020.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

