Karen Johnson Davidson County
Batch# 509203 DEEDWARR
11/05/2020 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $10,082.50
20201105-0129702

#35850

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35850-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,725,000.00. Affiant Subscribed and sworn to before me this 26th day of Octob 2020. Notary Public My Commission Expires: October 2, 2023

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

WARRANTY DEED

Address New Owner: George C. Wisniewski, Jr., and Wendy W. Wisniewski, Trustees 3811 Harding Place Nashville, TN 37215	**Send Tax Bills To:** New Owners 3811 Harding Place Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 13012000300

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, **Keith Naisbitt and Maria Naisbitt, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **George C. Wisniewski, Jr., and Wendy W. Wisniewski, Trustees or their successors in Trust under The Wisniewski Family Trust dated November 3, 2016, and any amendments thereto** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Harding Place, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 have executed this instrument on the 26th day of October, 2020.

Keith Naisbitt

Maria Naisbitt

Maria Naisbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Naisbitt and Maria Naisbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2020.

Notary Public

My Commission Expires:

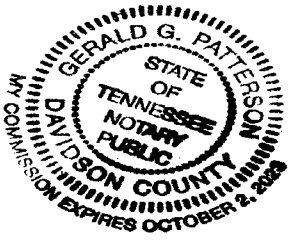


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat of Lots 1, 2 and 4 Ramer Subdivision (revised), as of record in Instrument No. 20010403-0032318, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Keith Naisbitt and Maria Naisbitt, husband and wife, by deed dated March 20, 2017 from Richard D. Fletcher and wife, Kim J. Fletcher, of record in Instrument No. 20170321-0027589, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 13012000300.
3. All matters appearing on the Plan of record as Instrument No. 20010403-0032318, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6180, page 945, Register's Office for Davidson County, Tennessee.

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:

