WARRANTY DEED

Karen Johnson Davidson County
Batch# 514171 DEEDWARR
11/10/2020 03:56:30 PM 2 pgs
Fees: $13.00 Taxes: $1,686.18
20201110-0132811

File No. DH0007376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,723.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th of November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tait Jarrett Danhausen, *et ux.*	F&M Bank	
(NAME)	(NAME)	
2601 Airpark Drive	50 Franklin St.	073-13-0-213.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Frances Diana Weilburg,** unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tait Jarrett Danhausen and Kathleen Elizabeth Danhausen, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 31 on the Plan of Dugger Heights, Section III, of record in Plat Book 1835, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 begins at a point in the easterly margin of Airpark Drive at the common corner of Lots 31 and 32; thence, with a slight curve in a northwesterly direction 98.9 feet to a concrete monument; thence, with a curve to the right 36.9 feet to a concrete monument in the southeasterly margin of Highview Drive; thence along said Drive in an easterly direction 28.8 feet to a concrete monument; thence with a curve to the right along said Drive easterly 148.1 feet to the corner of Lot No. 30 and 31; thence, with the line between said lots 30 and 31 southeasterly 124.3 feet to a corner of Lots 30, 31, and 32; thence with the line between Lots 31 and 32 southwesterly 27.6 feet to the point of beginning.

Being the same property conveyed to Barton Roper Weilburg and wife Frances Diana Weilburg and Dorothy Weilburg, unmarried by Warranty deed from Sarah K. Hornbuckle, unmarried of record in Book 10062, page 42, Register's Office for Davidson County, Tennessee, dated May 24, 1996 and recorded on May 28, 1996. Dorothy Weilburg died intestate, a resident of the state of Florida, on January 8, 1998, and her interest in the property vested into her son and only heir at law: Barton Roper Weilburg. *SEE ALSO*: Affidavits of Heirship of record at Instrument Nos. 202011100132809 and 202011100132810, Said Register's Office.

Being the same property conveyed to Frances Diana Weilburg by Quitclaim deed from Barton Roper Weilburg of record in Instrument No. 20030829-0125716 Register's Office for Davidson County, Tennessee, dated August 08, 2003 and recorded on August 29, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2601 Airpark Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 5th day of November, 2020.

Frances Diana Weilburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frances Diana Weilburg, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of November, 2020.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY