Karen Johnson Davidson County
Batch# 526035 DEEDWARR
12/08/2020 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20201208-0142070

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$305,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th DAY OF November,2020.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-13-22
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Meaghan Von Wahlde 5473 Village Way Nashville, Tennessee 37211	NewOwner	GROUP 10 0A PARCEL 089.00 CO

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 hereby acknowledged, we,

Jacob A Grieshaber and Alyssa C Woodling, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Meaghan Von Wahlde, an unmarried woman

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. 13 on the Plan of Villages of Brentwood Phase One of record in Plat Book 5200, page 613, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jacob A. Grieshaber and Alyssa C. Woodling, husband and wife, by Warranty Deed from Jon R. Lowrance and Rebekah G. Lowrance, husband and wife, dated February 28, 2018 and filed of record in Instrument No20180302-0019845, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5473 Village Way, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 24th day of November, 2020.

Jacob A Grieshaber

Alyssa C Woodling

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jacob A Grieshaber and Alyssa C Woodling, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2020.

NOTARY PUBLIC

My Commission Expires;
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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
RUTHERFORD COUNTY