Karen Johnson Davidson County
Batch# 528003 DEEDWARR
12/09/2020 10:39:30 AM 7 pgs
Fees: $38.00 Taxes: $174.47
20201209-0143504

Commitment Number: 26968420
Seller's Loan Number: REA0000079189

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Kimberly Wheeler, 2933 Vista Lane, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059 04 0A 233.00

GENERAL WARRANTY DEED

Marrell Wheeler, (whose mailing address is 2933 Vista Ln. Nashville TN 37207 and **Kimberly Wheeler**, (whose mailing address is **2933 Vista Lane, Nashville, TN 37207), who were formerly a married couple but are now divorced as per Case No.: 19D1820 In The Third Circuit Court For Davidson County, Tennessee At Nashville, Heard on April 28, 2020and are both unmarried persons**, hereinafter grantors, for $47,154.25 (Forty Seven Thousand One Hundred Fifty Four Dollars and Twenty Five Cents) in consideration paid, grant, with general warranty covenants to **Kimberly Wheeler, unmarried**, hereinafter grantee, whose tax mailing address is **2933 Vista Lane, Nashville, TN 37207**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2933 Vista Lane, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20100104-0000451 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059 04 0A 233.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on September 3, 2020:

Marrell Wheeler

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on September 3, 20 20 by **Marrell Wheeler** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimberly Wheeler

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on September 3, 2020 by **Kimberly Wheeler** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $47,154.25 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of September, 2020

Affiant

Marrell Wheeler

Print Name

(Seal)

Notary Public

My commission expires:

May 14, 2023

Anthony Flowers

Print Name

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $47,154.25 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of September, 2020.

K Wheeler
Affiant

Kimberly Wheeler
Print Name

(Seal)

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers
Print Name

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Phase 4, 5, 6 Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Marrell Wheeler and Kimberly Wheeler from Katessa Hughes and Anjanel Hughes, by virtue of a deed dated 12/30/2009, recorded 1/4/2010, as instrument no. 20100104-0000451 county of Davidson, state of Tennessee.

True Copy Cerification

I, Dona Bajet, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Dona Bajet
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Dona Bajet, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries