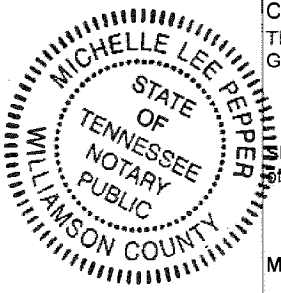
Karen Johnson Davidson County
Batch# 547923 DEEDWARR
01/06/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20210106-0002388

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December 2020. .

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adrian Spitzer	New Owner	06102010800
(NAME)	(NAME)	
709 Stanvid Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Otto W. Werrbach, III and Monica Werrbach Aebersold, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Adrian Spitzer, hereinafter called the GRANTEE(S), his/her/their 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. 170 on the Plan of Gra-Mar Acres Section Six, as of record in Plat Book 2331, Page 43, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Otto Werrbach, Jr. and wife, Marie B. Werrbach by Warranty Deed from Mary P. Holt, unmarried, dated 10/09/2006 and recorded 10/13/2006, of record in Instrument 20061013-0127151, Register's Office for Davidson County, Tennessee. The said Otto Werrbach, Jr died leaving the said Marie B. Werrbach the sole surviving tenant by the entirety. The said Marie B. Werrbach died testate on 02/03/2019, devising subject property to Otto W. Werrbach, III, Susan Werrbach Mitchell and Monica Werrbach Aebersold, as evidenced in File No. 19P365, Probate Court Clerk's Office for Davidson County, Tennessee. Susan Werrbach Mitchell having predeceased Marie B. Werrbach leaving Otto W. Werrbach, III and Monica Werrbach Aebersol as the sole devisees.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 709 Stanvid Drive, Nashville, TN 37216
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of December, 2020.

Otto W. Werrbach, III

Monica Werrbach Aebersold

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otto W. Werrbach, III and Monica Werrbach Aebersold, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of December, 2020.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

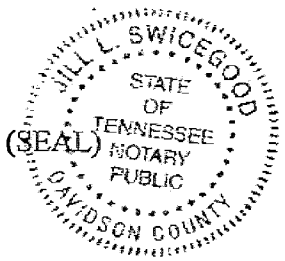
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022