Karen Johnson Davidson County
Batch# 576488 DEEDWARR
02/24/2021 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210224-0023018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caleb J. Wiley and Whitney Lane Wiley	New Owner	133 12 0 100.00
(NAME)	(NAME)	
426 Tampa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Alexander L. Zimmermann, a married man and Kurt Zimmermann, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Caleb J. Wiley and Whitney Lane Wiley, husband and wife**, 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. 54 on the Plan of Windsor Park of record in Plat Book 3600, Page 64 amended in Book 4271, Page 528, 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 54 fronts 67.6 feet on the Easterly side of Tampa Drive and runs back 217.00 feet on the Southerly lot line and 208.85 feet on the Northwesterly lot line to a line in the rear which measures 68.10 feet thereon.

Being the same property conveyed to Alexander L. Zimmermann, an unmarried man and Kurt Zimmermann, a married man by Warranty Deed from Broadway Investment Group Co., a Tennessee Corporation, of record in Instrument No. 20160719-0074132, Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

Jessica Faith Wehby, wife of Alexander L. Zimmermann hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

The above described property is not and has never been the principal residence of Kurt Zimmermann and/or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 426 Tampa Drive, Nashville, TN 37211

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 our hands this 12th day of February, 2021.

Alexander Zimmermann
Alexander L. Zimmermann

Jessica Wehby
Jessica Faith Wehby

Kurt Zimmermann by AZ AZ AIF Alexander Zimmermann as attorney in fact
Kurt Zimmermann by Alexander L. Zimmermann, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Alexander L. Zimmermann and Jessica Faith Wehby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Alexander L. Zimmermann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kurt Zimmermann, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kurt Zimmermann, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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