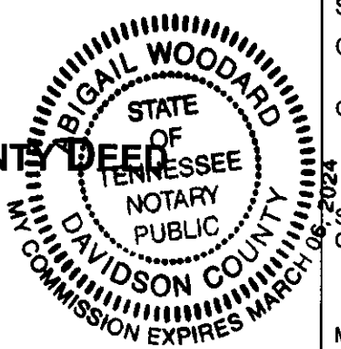
WARRANTY DEED



STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF March, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

FUISZ-H21049

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grace Anne Fuisz, an unmarried woman, and Anthon Richard Fuisz and Alice Lawrenz Fuisz, husband and wife, as joint tenants with right of survivorship	NEW OWNERS	073.09-0-185.00
1841 Willow Springs Drive		
Nashville, TN 37216		

Karen Johnson Davidson County
Batch# 594508 **DEEDWARR**
03/18/2021 09:55:27 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80

20210318-0035895

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 consideration, the receipt of which is hereby acknowledged, I/we, BARRY D. ALDERSON, married hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Grace Anne Fuisz, an unmarried woman, and Anthon Richard Fuisz and Alice Lawrenz Fuisz, husband and wife, as joint tenants with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns, that 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. 374 on the Plan of Burchwood Gardens, Section 3, of record in Book 2900, Page 116, Register's Office for said County.

Said Lot No. 374 fronts 87.5 feet on the easterly margin of Willow Spring Drive and runs back 169.09 feet on the southeasterly line and 170.51 feet on the northwesterly line to a deadline in the rear on which it measures 83.95 feet. Improved and known as 1841 Willow Springs Drive, Nashville, TN 37216.

Being the same property conveyed to Barry D. Alderson by Quitclaim Deed of record in Inst # 20210318-0035894, recorded on 3/18/21, Register's Office for Davidson County, Tennessee.

Property was investment property and never used as a marital residence.

( ) unimproved
This is (X) improved property known as 1841 Willow Springs Dr, Nashville, Tennessee .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 16th day of March, 2021 :

Barry D. Alderson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named BARRY D. ALDERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co., Tennessee, this 16th day of March, 2021.

Notary Public

My Commission Expires: 3-23-2021

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES