Karen Johnson Davidson County
Batch# 595786 DEEDWARR
03/19/2021 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20210319-0036867

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Record and Return to: Madison Settlement Services-Pittsburgh, LLC 200 High Tower Boulevard, Suite 400 Pittsburgh, PA 15205 412-465-1414	Robert Gordon 4107 Eatons Creek Road Nashville, TN 37218

Order Number: PIT104091

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Gregory J. Wonsey, a single man**, for Three Hundred Thirty-Five Thousand Dollars and 00/100 ($335,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Robert Gordon, a single man**, whose address is 4107 Eatons Creek Road, Nashville, TN 37218, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot No. 2, Section 15, Enchanted Hills as of record in Book 8250, Page 670, Register's Office for Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Restrictions of record in Book 10616, Page 524, said Register's Office.

All other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed

County Parcel number: 069-00-0-017.0

Street address of property: 4107 Eatons Creek Road, Nashville, TN 37218

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20140815-0074190 in the Recorder's Office, Davidson County, Tennessee.

Signed this 26 day of February, 2021.

Signature of Grantor:

Gregory J. Wonsey

Gregory J Wonsey

STATE OF Florida, COUNTY OF Hillsborough, SS:

BE IT REMEMBERED That on this 26 day of February, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Gregory J Wonsey, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Ramona M Belluccia

Notary Public

RAMONA M BELLUCCIA
Notary Public - State of Florida
Commission # GG 315358
My Comm. Expires Mar 24, 2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 069-00-0-017.0
Street address of property: 4107 Eatons Creek Road, Nashville, TN 37218

Oath of Consideration

I or we, Gregory J. Worsey, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $335,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 2nd day of February, 2021.

Signatures of Affiant(s):

Gregory J. Worsey

Sworn and subscribed before me this 2nd day of Feb, 2021.

Ramona M Belluccia
Notary Public

RAMONA M BELLUCCIA
Notary Public - State of Florida
Commission # GG 315358
My Comm. Expires Mar 24, 2023

True Copy Certification

I, CYNTHIA L. SHIMEK, 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.

Cynthia L Shimek

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, CAROLE L. VAS a notary public for this county and state, [Cynthia L. Shimek] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carole L Vas

Notary's Signature

My Commission Expires: 6-24-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Carole L. Vas, Notary Public
Allegheny County
My commission expires June 24, 2022
Commission number 1127260
Member, Pennsylvania Association of Notaries