Karen Johnson Davidson County
Batch# 598954 DEEDWARR
03/24/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210324-0038625

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 23 day of March, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WGB Properties, LLC.	**New Owner**	**077-00-0-012.00**
8392 Cub Creek Rd	**2817 West End Ave #126-256**	
Nashville, TN 37209	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Susan A. Vonderheid, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WGB Properties, LLC, a Tennessee limited liability company

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, on Cub Creek Road, same being the Westward half of a tract of Land formerly owned by Emil H. Drake and wife, and later owned by L.L. Hassell and wife, Nora Hassell.

Beginning at the North side of the new Cub Creek Road, same being the southeast corner of the Old Z. T. Lovelace tract, later owned by Clyde Mayo, thence North 40 1/4 degree East 15 1/2 poles to a point in the center of said road.

Road on Ash Tree for pointers, thence North 67 degrees West 53 1/2 poles more or less to the Atkinson line to an iron pin with a hickory and Dogwood pointers; thence South 10 1/4 degrees West 14 1/2 poles, more or less, to the corner of the Z East 43 poles with Mayo's line to the beginning.

Being the same property conveyed to Susan A. Vonderheid, a single woman, by Warranty Deed from Lee Mundy and wife, Sarah Mundy and David Mundy, dated December 15, 2004, of record in Instrument No. 20050317-0029398, Register's Office for Davidson County, Tennessee. Susan A. Vonderheid is now married. Kenneth Shockley hereby signs to convey any interest he may have, marital or otherwise, as the spouse of Susan A. Vonderheid.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8392 Cub Creek Rd, Nashville, TN 37209.

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 in 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.

Susan A. Vonderheid Date: 3/18/21
Susan A. Vonderheid

Kenneth Shockley by Susan A. Vonderheid attorney-in-fac Date: 3/18/21
Kenneth Shockley
By: Susan A. Vonderheid
Attorney in Fact

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Susan A. Vonderheid, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of March, 2021.

NOTARY PUBLIC

My Commission Expires:_____

KEVIN CRISWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 08-21-2023

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SUSAN A. VONDERHEID with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of KENNETH SHOCKLEY, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

202103240038624

Witness my hand, at office, this 18 day of March, 2021.

NOTARY PUBLIC

My Commission Expires:_____

KEVIN CRISWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 08-21-2023

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY