WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2021-02-672

Karen Johnson Davidson County
Batch# 607164 DEEDWARR
04/06/2021 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210406-0044528

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT J. VISGAR AND BARBARA L. VISGAR	SCOTT J. VISGAR AND BARBARA L. VISGAR	018-03-0-013.00
222 PEAR ORCHARD DRIVE GOODLETTSVILLE, TN 37072	222 PEAR ORCHARD DRIVE GOODLETTSVILLE, TN 37072	

For good consideration, I (We) **SCOTT J. VISGAR AND WIFE, BARBARA VISGAR, ALSO KNOWN AS BARBARA L. VISGAR,** whose mailing address is 222 PEAR ORCHARD DRIVE, GOODLETTSVILLE, TN 37072, hereby bargain, deed and convey to **SCOTT J. VISGAR AND WIFE, BARBARA L. VISGAR,** whose mailing address is 222 PEAR ORCHARD DRIVE, GOODLETTSVILLE, TN 37072, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF CONNELL HILLS, AS OF RECORD IN PLAN BOOK 2900, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SCOTT J. VISGAR AND WIFE, BARBARA VISGAR, ON DEED DATED 07/30/1999 AND RECORDED ON 08/05/1999, AS INSTRUMENT NO. 0620602, AMONG THE REAL LAND RECORDS OF DAVIDSON COUNTY, TN.

APN: 018-03-0-013.00

Property Address: 222 PEAR ORCHARD DRIVE, GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26 day of March 2021.

Scott J Visgar
SCOTT J. VISGAR

Barbara Visgar A/K/A Barbara L Visgar
BARBARA VISGAR,
A/K/A BARBARA L. VISGAR

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 26 day of March 2021, before me personally **SCOTT J. VISGAR AND BARBARA VISGAR, A/K/A BARBARA L. VISGAR**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Norman Kantrowitz
Notary Public
My Commission Expires: 4-23-2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0

Barbara L Visgar / Scott J Visgar
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26 day of March, 2021.

Norman Kantrowitz
Notary Public
My Commission Expires: 4-23-2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Name and address for person(s) responsible for taxes:
SCOTT J. VISGAR AND BARBARA L. VISGAR
222 PEAR ORCHARD DRIVE
GOODLETTSVILLE, TN 37072

Name and Address of property owner:
SCOTT J. VISGAR AND BARBARA L. VISGAR
222 PEAR ORCHARD DRIVE
GOODLETTSVILLE, TN 37072

True Copy Certification

I, Amanda Muller, 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.

Amanda Muller
Signature

State of Maryland
County of Montgomery

Personally appeared before me, Victoria Robinson, a notary public for this county and state, Amanda Muller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Victoria Lee Robinson
Notary Signature

My Commission Expires: 01/14/2024

VICTORIA LEE ROBINSON
Notary Public
Prince George's County, Maryland
My Commission Expires 1/14/2024