NEW OWNER:
Heather J. Wheelock
3105 Cedar Cottage Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-97

MAP & PARCEL
097-02-0A-504-00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 615862 DEEDWARR
04/15/2021 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $961.63
20210415-0050457

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($259,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kristen Taylor Poss, Wendy Poss and John A. Poss, as joint tenants with right of survivorship** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Heather J. Wheelock, a single woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 504 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6C of record in Plat at Instrument No. 20160129-0008909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Taylor Poss, Wendy Poss and John A. Poss, as joint tenants with right of Survivorship by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20160914-0096404 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 14, 2016. (Value of consideration shown in aforementioned deed $198,432.00.)

Being also known as 3105 Cedar Cottage Drive Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14 day of April, 2021.

Wendy Poss

John A. Poss, Jr

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Wendy Poss and John A. Poss, as joint tenants with right of survivorship, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of April, 2021.

NOTARY PUBLIC

My commission expires: 01/15/2030

CINTHYA A. DIAZ
MY COMM. EXP.
NOTARY PUBLIC
01/15/2030
SOUTH CAROLINA

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14 day of April, 2021.

K Taylor Poss
Kristen Taylor Poss

Wendy Poss

John A. Poss, Jr

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kristen Taylor Poss, Wendy Poss and John A. Poss, as joint tenants with right of survivorship, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of April, 2021.

Wendy K. Modlin
NOTARY PUBLIC

My commission expires: ~~WENDY~~ K. MODLIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 02MO6022452
Qualified in New York County
My Commission Expires 03-29-2023

****

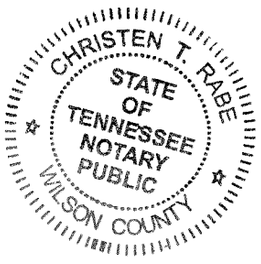
The actual consideration or value, whichever is greater, for this transfer is $ **259,900.00**.

AFFIANT

Sworn to and subscribed to before me this 13th day of April, 2021.

NOTARY PUBLIC

My commission expires: 4/22/23



Tennessee Certification of Electronic Document

I, TODD A. TRESSLER, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, LISA P. CHANEY, a notary public for this county and state,
Notary's Name

TODD A. TRESSLER, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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