WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11812-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11812-RR

Karen Johnson Davidson County
Batch# 648420 DEEDWARR
06/03/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210603-0074342

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Tarrant

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

JULIO SANCHEZ
My Notary ID # 132970337
Expires September 11, 2024

Subscribed and sworn to before me, this the 27th day of May, 2021.

Notary Public
My Commission Expires: 09/11/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua P. Bieghler and Brittany L. Yates 609 Topeka Drive Hermitage, TN 37076	Freedom Mortgage Corporation 10500 Kincaid Drive Fishers, IN 46037	075-07-0-096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **William R. Herzig AKA William Roy Herzig, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua P. Bieghler, an unmarried man and Brittany L. Yates, an unmarried woman**, hereinafter called the Grantee(s), his/her/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, being Lot No. 212 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, 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 William Roy Herzig, Unmarried by Warranty deed from Glenn L. Seagraves and wife, Barbara W. Seagraves of record in Book 7651, page 442, Register's Office for Davidson County, Tennessee, dated August 25, 1988 and recorded on September 14, 1988.

Being the same property conveyed to William R. Herzig, a single person and Stephany Delray, a single person by Quitclaim deed from William Roy Herzig, a single person of record in Book 11201, page 448, Register's Office for Davidson County, Tennessee, dated October 21, 1998 and recorded on November 12, 1998.

Being the same property conveyed to William R. Herzig, a single person by Quitclaim deed from Stephany Delray, a single person of record in Instrument No. 20001204-0118451 Register's Office for Davidson County, Tennessee, dated November 30, 2000 and recorded on December 04, 2000.

This is improved property located at: **609 Topeka Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of May, 2021.

GRANTOR:

William R Herzig

William R. Herzig

STATE OF Texas

COUNTY OF Tarrant

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Herzig, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2021.

Notary Public
My Commission expires: 09/11/2024

JULIO SANCHEZ
My Notary ID # 132870837
Expires September 11, 2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

