Karen Johnson Davidson County
Batch# 654722 DEEDWARR
06/11/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20210611-0078868

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cory James Wasnewsky and Alexandra Comfort Wasnewsky	GARDNER FINANCIAL SVC	Parcel ID: 069-16-0-094.00
(NAME)	(NAME)	
3707 John Mallette Drive	3503 PAESANOS PKWY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	SAN ANTONIO, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bryan L. Webb, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cory James Wasnewsky and Alexandra Comfort Wasnewsky, husband and wife, and Mark Wasnewsky, married, as joint tenants with rights of survivorship**, 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: EDWARD

Being a tract of land located in the 13th Civil District, known as 3707 John Mallette Drive (Formerly known as 3707 Hydes Ferry Pyke), containing .29 acres, more or less, according to a survey made by Ray G. Cole, Registered Land Surveyor, License Number 924, dated April 7, 1981 and described as follows: Beginning at an iron pin in the southerly margin of Hydes Ferry Pike, said pin being in the Northeastern corner of said Tract; thence South 19 degrees 02 minutes West 173.93 feet to an iron pin; thence North 16 degrees 14 minutes East 167.81 feet to an iron pin in the Southerly margin of Hydes Ferry Pike; thence along said Hydes Ferry Pike South 72 degrees 57 minutes East 80 feet to the point of beginning,

For informational purposes only: prior deed references subject property to contain .29 acres, more or less.

Being the same property conveyed to Bryan L. Webb, a married person, By Special Warranty Deed from Swartz and Brough, Inc., a Texas corporation dated October 23, 2009 recorded November 05, 2009, of record as Instrument No. 20091105-0102510 Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3707 John Mallette Drive, Nashville, TN 37218

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. 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.

Witness our hands this 3rd day of June, 2021

Bryan L. Webb

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bryan L. Webb, a married person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2021.

Notary Public

My Commission Expires: 1.19.25

(SEAL)

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022