NEW OWNER:
REBEKAH J. WAGNER
330 THUNDER PLACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
LOANDEPOT.COM, LLC
26642 TOWNE CENTRE DRIVE
FOOTHILL RANCH, CA 92610

Map & Parcel
064120A330.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0912

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 666112 **DEEDWARR**
06/28/2021 09:37:07 AM 3 pgs
Fees: $18.00 Taxes: $888.00

20210628-0086970

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEPHEN WALTER and DEBORAH WALTER, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **REBEKAH J. WAGNER, unmarried,** ("Grantee"), her heirs 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 located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 330, of Fox Run Condominiums, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, as shown on the plat of the same of record in Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to STEPHEN WALTER and wife, DEBORAH WALTER by Warranty Deed from LINDA W. WATSON, TRUSTEE OF THE JOYCE A. DAVIDSON 2015 REVOCABLE TRUST, dated May 13, 2016, and of record in Instrument No. 20160513-0048119, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **330 THUNDER PLACE , HERMITAGE, TN 37076**.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 matters shown on the plat of record at Book 6250, Page 118, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of June, 2021.

STEPHEN WALTER

DEBORAH WALTER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEPHEN WALTER and DEBORAH WALTER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2021.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022