WARRANTY DEED

Karen Johnson Davidson County
Batch# 674830 DEEDWARR
07/12/2021 11:09:56 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20210712-0093261

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/1/23
(AFFIX SEAL)

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Michelle Wertz and Jay Alec Reichmann	Bancorp South Bank	
(NAME)	(NAME)	
1808 Hillside Ave.	PO Box 3790	105 09 0 354.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Tupelo MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERICA L. ZUHR AND KEVIN EKKEBUS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY MICHELLE WERTZ AND JAY ALEC REICHMANN, BOTH UNMARRIED,** 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:

Land in Davidson County, Tennessee, being the Northerly 10 feet of Lot No. 23 and the Westerly 85 feet of the Southerly 50 feet of Lot No. 24 on the Plan of Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for said County, described according to a survey made by Hickerson and Miller, July 12, 1961, as follows:

Beginning at an iron pin in the Easterly margin of 9th Avenue South, formerly Hillside Avenue, at the Southwest corner of the property conveyed to Frank J. Bath and wife, by deed from Sophie C. Bath as of record in Book 816, Page 94, said Register's Office; thence with said Bath's Southerly line along a wire fence, South 83 degrees 42' East 85 feet to an iron pin in the Westerly line of the property conveyed to Howard Hill and wife, by deed from T.P. Fitts and wife, as of record in Book 1236, Page 29, said Register's Office; thence with the said Hill's Westerly line Southerly 50 feet to an iron pin in said Hill's Southwest corner, said iron pin also lying in the line between said Lots No. 23 and 24; thence with said Hill's Southerly line along the line between said Lots No. 23 and 24 and an old fence line, South 83 degrees 42' East 135 feet to the Westerly margin on an alley; thence with the Westerly margin of said alley, South 5 degrees 45' West 10 feet to an iron pin; thence parallel to the line between said Lots No. 23 and 24 and 10 feet Southerly therefrom, North 83 degrees 42' West 220 feet to an iron pin in the Easterly margin of 9th Avenue South; thence with the Easterly margin of 9th avenue South, North 5 degrees 45' East 60 feet to the beginning.

Being the same property conveyed to Erica L. Zuhr and Kevin Ekkebus, Wife and Husband, by Warranty Deed from John William Housholder and Wife, Allison S. Housholder, of record in Instrument No. 20171003-0101147, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1808 Hillside Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of July, 2021

ERICA L. ZUHR

KEVIN EKKEBUS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica L. Zuhr and Kevin Ekkebus, the bargainors, 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 this 9th day of July, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-[illegible]-2022

Notary Public