22764
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 682023 DEEDWARR
07/23/2021 09:12:38 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20210723-0098980

WARRANTY DEED

Address New Owner(s):
Joshua Lynn Weiss
204 Ashawn Blvd.
Old Hickory, TN 37138-2156

Send Tax Bills to:
Legacy Home Loans, LLC
4004 Hillsboro Pike, #216B
Nashville, TN 37215

Map/Parcel: 05413014100

FOR AND IN 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, I/we, **Mary E. Weiss, an unmarried woman**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Joshua Lynn Weiss and Jessica Long Weiss, husband and wife,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 32 on the Plan of Brandywine Place of record in Book 6250, page 328 of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Rene G. Weiss, Jr. and wife, Mary E. Weiss by Warranty Deed from C. Hooper Development Company, dated May 13, 1987, and recorded on May 14, 1987, in Book 7236, page 863, Register's Office for Davidson County, Tennessee. Rene G. Weiss, Jr. and Mary E. Weiss remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Rene G. Weiss, Jr. on June 25, 2017; therefore, Mary E. Weiss is the surviving tenant by the entirety to the property herein.

This conveyance is subject to: Taxes for 2021 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 204 Ashawn Blvd., Old Hickory, TN 37138-2156

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 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 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/our hand(s) as on the date shown on the Notary forms.

Mary E. Weiss

Mary E. Weiss

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary E. Weiss, the within named 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 at office, this 21st day of July, 2021.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $470,000.00

Affiant

Sworn to and subscribed before me, this 21st day of July, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022