WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-12215-RR

Karen Johnson Davidson County
Batch# 692550 DEEDWARR
08/06/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210806-0106389

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2022

(AFFIX SEAL)

ROSALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS: Timothy S. Smith	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP PARCEL NUMBERS 053 11 0 019.00
(NAME)	(NAME)	053 11 0 018.00
5484 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **David C. Braunscheidel and Christine Braunscheidel, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Timothy S. Smith**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1 & 2: Tax Map # 053-11-0 Parcels 018.00 & 019.00

Land in Davidson County, Tennessee, being Lot No. 14 and the southerly 1/2 of Lot No. 13 of Block "A" on the Subdivision Map No 3 of Life & Casualty Insurance Company Property at Old Hickory, as of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot and part of Lot adjoin and front together 90 feet on the westerly side of park Circle and runs back between parallel lines 180 feet to a dead line.

Parcel 3: Tax map 053-11-0/020.00

Land in Davidson County, Tennessee, being the Northerly one half of Lot No. 13, of Block "A" on the Plan of the Subdivision Map No. 3 Life & Casualty Insurance Company Property at Old Hickory, Tennessee, as shown on record in Book 974, Page 11, Register's Office for Davidson County, Tennessee

Said part of Lot No. 13 fronts 30 feet on the Westerly side of Park Circle and runs back between parallel lines 180 feet to a Dead line

Being the same property conveyed to David C. Braunscheidel and Christine Braunscheidel, husband and wife by Warranty Deed from Gerald C. Gibbs, dated 10/06/2017 and recorded 10/12/2017, of record in Instrument 201710120104734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 974, Page 11; Easement recorded in Book 1003, Page 51, and Book 1090, Page 61, and Book 1217, Page 580; Agreement for Dedication of Easement of recorded in Book 8917, Page 592, and Book 8917, Page 596, Register's office for Davidson County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 122 Park Circle, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of July, 2021.

David C. Braunscheidel

Christine Braunscheidel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Braunscheidel and Christine Braunscheidel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of July, 2021.

Notary Public:
My Commission Expires: _____

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires May 21, 2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 2, 2021.

Affiant Signature

8/5/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

