Karen Johnson Davidson County
Batch# 693943 DEEDWARR
08/10/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210810-0107684

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $325,000.00.

Lori Holloway
Affiant

Subscribed and sworn before me this the 6 day of August, 2021.

Kellie Holloway
Notary Public
My commission expires: 5/18/2024

KELLIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Leverick Homes, LLC 849 Wren Road Goodlettsville, TN 37072	OWNER	090-12-0 298.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL A. WISEMAN, ADMINISTRATOR, AND HEIR AT LAW AND ROBBIE SHEA WISEMAN, HEIR AT LAW OF THE ESTATE OF GINA B. WISEMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEVERICK HOMES, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Foundry Heights, Section 1, as of record in Book 3600, page 16, Register's Office for said County.

Said Lot No. 7 fronts 44.5 feet on the southerly margin of Futura Court, as measured on a curve, and extends back 126.3 feet on the westerly line and 162.1 feet on the easterly line, which is a broken line, to a line in the rear on which it measures 143.8 feet.

Being the same property conveyed to Robert O. Wiseman and wife, Gina B. Wiseman, by deed dated 12/09/1980, from Robert C. Hall and wife, Donna K. Hall, of record in Book 5688, page 410, Register's Office for said County.

The said Robert O. Wiseman having since died September 22, 2011, leaving Gina B. Wiseman as the surviving tenant by the entirety. The said Gina B. Wiseman a/k/a Gina Burnett Wiseman died intestate on January 21, 2021, leaving Daniel Austin Wiseman and Robbie Shea Wiseman as her heirs at law per Affidavit of Heirship of record in Instrument No. 20210521-0069414, as corrected in Instrument No. **20210810010768**3 said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6413 Futura Court, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 6th day of August, 2021.

Estate of Gina B. Wiseman

BY: _____
Daniel A. Wiseman, Administrator

BY: _____
Daniel A. Wiseman, Heir at Law

BY: _____
Robbie Shea Wiseman, Heir at Law

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel A. Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HIMSELF to be the ADMINISTRATOR of the within named bargainor, THE ESTATE OF GINA B. WISEMAN, and that HE, as such ADMINISTRATOR, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE GINA WISEMAN by the said Daniel A. Wiseman as such ADMINISTRATOR.

Witness my hand and official seal this 6th day of August, 2021.

My Commission Expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel A. Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2021.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robbie Shea Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2021.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or 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 8/4/2021 (date of document).

Kelsie Holloway

Affiant Signature

8/9/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of August, 2021.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY