Karen Johnson Davidson County Batch# 701315 DEEDWARR 08/19/2021 12:30:30 PM 3 pgs Fees: $18.00 Taxes: $799.20 20210819-0112461	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $216,000.00 Affiant Subscribed and sworn to before me, this 19th day of August, 2021. Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 3876 Cantarutti Rd Trust	**NEW OWNER**	**02900018300**
PO BOX 695		
MADISON , TN 37116		

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 ACKNOWLEDGE, WE,

Tim Witmer and Lee Anne Witmer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 3876 Cantarutti Rd Trust

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 Lot No. 5, of Tract No. 3, on a survey by Hickerson and Miller, Engineers and Surveyors, August 12, 1959, described according to said survey as follows:

Beginning at an iron pin on the Northerly margin of Cantarutti Road South 55 degrees West 84.4 feet from an iron pin in the Northerly boundary line of the property conveyed to Reau E. Folk, Jr., Trustee, by deed from Kenneth Rottaro and wife, of record in Book 2809, Page 383, Register's Office for said County; thence with the Westerly line of a reserved tract on said survey North 23 degrees 30 minutes West 55.6 feet to an iron pin in the Southerly boundary line of the property conveyed to Andrew J. Graves by deed from Charles A. Graves and wife, of record in Book 353, Page 226, said Register's Office; thence with said Graves Southerly line North 88 degrees West 270 feet to an iron pin; thence South 18 degrees 15 minutes East 176.9 feet to the Northerly margin of Cantarutti Road; thence with the same North 65 degrees 30 minutes East 261.2 feet to the beginning, containing 0.7 of an acre, more or less.

Being the same property conveyed to Tim Witmer and Lee Anne Witmer, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, dated August 1, 2011, of record in Instrument No. 20111109-0087578, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3876 Cantarutti Rd, Joelton, TN 37080.

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 in 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.

Tim Witmer Date: 8/17/21
Tim Witmer

Lee Anne Witmer Date: 8/17/21
Lee Anne Witmer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tim Witmer and Lee Anne Witmer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August 2021.

NOTARY PUBLIC

My Commission Expires: 9/2/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Certificate of Authenticity

I, Mark B Leedom, 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

8/17/21.
Date

Affiant Signature

8/17/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY