Name and Address of New Owner:
Michael Stephan
641 Old Hickory Boulevard, 140
Brentwood, TN 37027

Send Tax Bills To:
Wyndham Capital Mortgage, Inc.
6115 Park South Dr. Ste 200
Charlotte, NC 28210

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 719524 **DEEDWARR**
09/20/2021 09:48:56 AM 2 pgs
Fees: $13.00 Taxes: $1,572.46

20210920-0125742

Map & Parcel No: 171030B08400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marvin Wolgast and Emila Stevenson, married**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Patrick Stephan, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN BRENTWOOD. DAVIDSON COUNTY, TN TO WIT:

BEING LOT NO. 76 ON THE PLAN OF PHASE ONE, SECTION TWO, TOWNHOMES OF FREDERICKSBURG, OF RECORD IN PLAT BOOK 9700, PAGE 364, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARVIN WOLGAST BY WARRANTY DEED FROM KENNETH R. ZIEGLER, UNMARRIED, RECORDED ON MARCH 15, 2013, OF RECORD IN INSTRUMENT NO. 20130315-0025995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 641 OLD HICKORY BLVD., BRENTWOOD, TN 37027.

*Emila Stevenson is signing over her rights to the marital property.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of September, 2021.

Marvin Wolgast (SEAL)

Emila Stevenson (SEAL)

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

On this 16th day of September, 2021, before me personally appeared Marvin Wolgast and Emila Stevenson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2021.

ANGEL M. PRUDEN
Notary Public - State of Florida
Commission # HH 056369
My Comm. Expires Feb 5, 2025
Bonded through National Notary Assn.

Notary Signature
My commission expires: 02/05/2025
TN drivers license produced as identification.

☒ Physical Presence
– OR –
☐ Online Notarization

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $424,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of September, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires: 1/6/2025
File No. 2021-3342