Karen Johnson Davidson County
Batch# 722186 DEEDWARR
09/23/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $841.75
20210923-0127923

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $227,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of September, 2021.

NOTARY PUBLIC

My commission expires:

GREGG M. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES DECEMBER 12, 2022

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Landmark Plus Real Estate, LLC	SAME AS NEW OWNER	004-00-0-139.00
(NAME)	(NAME)	
1055 Couch Ave.		
(ADDRESS)	(ADDRESS)	
Kirkwood, MO 63122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Wanda Fosbinder and David Peter Fosbinder, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Landmark Plus Real Estate, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Amendment to Lot 2 on the Subdivision of The Stuttler Property, of record in Instrument No. 20051209-0148529, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WANDA FOSBINDER, A MARRIED WOMAN, by deed from DONNA LOUDENE GEE RAKAS, of record in Instrument No. 20171103-0113082, dated October 31, 2017, said Register's Office.

Also conveyed herwith is a 1999 Homes by Oakwood mobile home, VIN# HONC05531394 A/B which has been permanently affixed to the herein described property and detitled with the State of Tennessee.

This property is __unimproved _X_improved property known as: 8409 Riley Adcock Road, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of September, 2021.

Wanda Fosbinder

David Peter Fosbinder

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Fosbinder and David Peter Fosbinder, the herein bargainor, 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 and official seal, this the 17th day of September, 2021.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/17/21.

Date

Celia Stewart Rouse

Affiant Signature

9/17/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of Sept., 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY