NEW OWNER:
Shannon Maria Driver
3911 Dodson Chapel Road
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
086-14-0C-033.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-374

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 731084 DEEDWARR
10/06/2021 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20211006-0134460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Henry Oppewall, an unmarried man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Shannon Maria Driver, a married woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No 33 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument 20011005-0108857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Henry Oppewall and wife, Margarette G. Oppewall by Warranty deed from Richard A. Nelson, married of record in Instrument No. 20030109-0003927 Register's Office for Davidson County, Tennessee, dated January 03, 2003 and recorded on January 09, 2003.

Margarette G. Oppewall passed away died on June 08, 2013, and had remained married to Henry Oppewall, without intervening legal separation or divorce from the time of acquisition of this property until her passing, thereby vesting all ownership interest in Henry Oppewall, the surviving tenant by the entirety.

Being known as 3911 Dodson Chapel Road, Hermitage, TN 37076.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **September**, 2021.

Henry Oppewall by Nancy Blom his ATTORNEY-IN-FACT

Henry Oppewall by Nancy Blom, his Attorney-In-Fact
Pursuant to Power of Attorney of record in RODCT,
Instrument Number 202110060134459.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Nancy Blom**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **Henry Oppewall**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **September**, 2021.

Christen T. Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **240,000.00.**

AFFIANT

Sworn to **and subscribed to** before me this 29th day of **September**, 2021.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 September 29, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

