WARRANTY DEED

Karen Johnson Davidson County
Batch# 735629 DEEDWARR
10/13/2021 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,772.30
20211013-0137670

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Wuethrich and Andrea Wuethrich	New Owner	110 00 0 130.00
(NAME) 4708 Hessey Road	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Angela K. Husband, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan Wuethrich and Andrea Wuethrich, husband and wife,** 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:

Said Tract No. 5 begins at an iron pin in the Westerly margin of a proposed road and thence So. 84° 00' W., 12 Feet with the fence line to a point; thence No. 88° 45' W. 456.0 Feet with said fence to a stake in the margin of an old road; thence No. 2° 00' E 307 Feet to an iron pin; thence So. 88° 55' E, 506 Feet to an iron pin in the Westerly margin of said proposed road; thence So. 9° 15' W 320 Feet with said margin of said road to the beginning, and containing 3.4 acres, more or less.

Being the same property conveyed to Angela K. Husband, married person, by Warranty Deed from Jacqueline L. Webster, a single woman, of record in Instrument No. 20171101-0111802, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017 and recorded on November 01, 2017.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4708 Hessey Road, Mount Juliet, TN 37122

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 is 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.

Witness our hands this 6th day of October, 2021.

Angela K. Husband

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Angela K. Husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires:

(SEAL)

CA NOTARY ACKNOWLEDGMENT ATTACHED

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On 10/6, 2021,

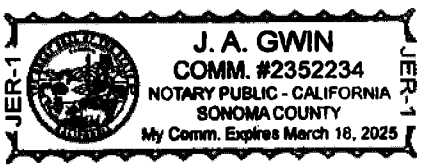
before me, J. A. Gwin, Notary Public, personally appeared

** Angela K Husband **

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Signature of Notary Public

(seal)

J. A. Gwin, Notary Public

EXP 3-18-2025

Attached to Warranty Deed Page 2 of 2

Certificate of Authenticity

I, Jamika Jones, 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 10/6/2021.

Date

Jamika Jones
Affiant Signature

10/12/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12th day of OCTOBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY