Karen Johnson Davidson County
Batch# 735778 DEEDWARR
10/13/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211013-0137861

WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

DM-BR-21-1301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Becky Wier and Frederic Wier	Same as owner	
(NAME) **1301 Shelton Ave**	(NAME)	**072 03 0 392.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA J. VELTZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BECKY WIER AND FREDERIC WIER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 2 on the Plan of 1301 Shelton Avenue, of record in Instrument Number 20140609-0049808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Laura J. Veltz, married, by Warranty Deed from Green Light Real Estate Development, LLC, of record in Instrument No. 20150224-0015729, in the Register's Office of Davidson County, Tennessee, dated February 20, 2015 and recorded on February 24, 2015. Wesley Blaylock, spouse of Laura J. Veltz, hereby joins in this conveyance and does transfer and convey any and all marital interest Wesley Blaylock may have in and to the above-referenced tract or parcel of land.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for 2022 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 1301 Shelton Avenue, as recorded in Instrument No.20140609-0049808.

• Easement for Driveway, recorded in Book 5523, Page 243.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Shelton Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF OCTOBER, 2021.

Laura J. Veltz by Amanda Mitchell as Attorney in Fact
Laura J. Veltz by Amanda Mitchell as Attorney-in-Fact

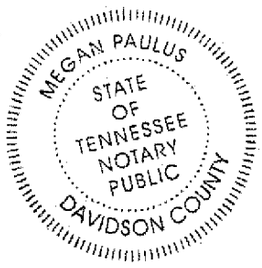
Wesley Blaylock by Amanda Mitchell as Attorney in Fact
Wesley Blaylock by Amanda Mitchell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAURA J. VELTZ AND WESLEY BLAYLOCK, and who acknowledged he/she/they executed the same as the free act and deed of the said LAURA J. VELTZ AND WESLEY BLAYLOCK.

Witness my hand and official seal, this the 12th of October, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 October 12, 2021.

Signature
Date: October 12, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 12th day of October, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD