THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037965

Karen Johnson Davidson County
Batch# 747273 **DEEDWARR**
11/01/2021 11:15:40 AM 2 pgs
Fees: $13.00 Taxes: $2,290.67

20211101-0145955

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $619,100.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ana Bircher 5620 Stoneway Trail Nashville TN 37209	New Owner	Tax Parcel ID No. 103 06 0 182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morgan D. Wedgworth III and Jenna L. Wedgworth, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ana Bircher,** unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brookside Courts Addition No. 3, of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morgan D. Wedgworth, III and Jenna L. Wedgworth, husband and wife, by Warranty Deed from Lucas E. Wilkinson and Lyndsay B. Wilkinson, husband and wife, of record in Instrument No. 20180328-0028855, in the Register's Office of Davidson County, Tennessee, dated March 23, 2018 and recorded on March 28, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brookside Courts Addition No. 3, as recorded in Plat Book 1835, Page(s) 107.
Easement for Driveway, recorded in Book 5312, Page 784 and Book 5322, Page 382.

This is improved property located at 5620 Stoneway Trail Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2021.

Morgan D. Wedgworth III

Jenna L. Wedgworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgan D. Wedgworth III and Jenna L. Wedgworth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022