Karen Johnson Davidson County
Batch# 750372 DEEDWARR
11/05/2021 01:49:42 PM 2 pgs
Fees: $13.00 Taxes: $1,709.40
20211105-0148399

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $462,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2021.

Notary Public

My commission expires:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible] TN 37212
GP-21-1711

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott Witte and Witte 1996 Family Trust, dated July 3, 1996	New Owner(s)	094 02 0 062.00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEE CONNOR TAPP, JR. AND ANNIE QUINN TAPP FKA ANNIE Q. WINSTANLEY, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT R. WITTE, A SINGLE MAN, AND SHARON B. WITTE AND MICHAEL P. WITTE, TRUSTESS OF THE WITTE 1996 FAMILY TRUST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of United Electric Railway Company's Subdivision, of record in Plat Book 161, Page 8, 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 Lee Connor Tapp Jr. and Annie Q. Tapp, husband and wife, as tenants by the entirety with right of survivorship, by Quitclaim Deed from Lee Connor Tapp Jr. and Annie Q. Tapp, formerly known as Annie Q. Winstanley, now husband and wife, of record in Instrument No. 20201113-0134352, in the Register's Office of Davidson County, Tennessee, dated October 16, 2020 and recorded on November 13, 2020.

Being the same property conveyed to Lee Connor Tapp, Jr. and Annie Q. Winstanley, as joint tenants with rights of survivorship, by Warranty Deed from Jeffrey Scotten Niezgoda, unmarried, of record in Instrument No. 20150521-0047094, in the Register's Office of Davidson County, Tennessee, dated May 11, 2015 and recorded on May 21, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1711 Eastside Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2021.

Lee Connor Tapp, Jr.

Annie Quinn Tapp FKA Annie Q. Winstandley
by Lee Connor Tapp. Jr., Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lee Connor Tapp, Jr., individually, and as Attorney-In-Fact for Annie Quinn Tapp FKA Annie Q. Winstandley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025