Karen Johnson Davidson County
Batch# 751334 DEEDWARR
11/08/2021 02:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20211108-0149042

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-7785

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of October, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wayne Bergen 300 Rachels Meadow Court Hermitage, TN 37076	New owner	087-01-0B-017.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ron Zupinski and Melinda Zupinski, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne Bergen

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Plat at Instrument No. 20060417-0043313, 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 Ronald Zupinski and Melinda Zupinski, husband and wife by Warranty deed from Selam D. Yosef and Robel Yohannes, wife and husband of record in Instrument No. 20180604-0052935 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 04, 2018. (Value of consideration shown in aforementioned deed $291,000.00.)

Being also known as 300 Rachels Meadow Court Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein. The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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.

(Signature Pages Follow)

(Signature Page for Warranty Deed)

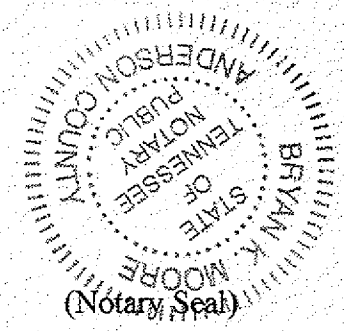
Dated this the 23rd day of October, 2021.

Melinda Zupinski

STATE OF TN
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melinda Zupinski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23 day of October, 2021.



(Notary Seal)

Notary Public
My Commission Expires: 1/30/24

(Signature Page for Warranty Deed)

Dated this the 23 day of October, 2021.

Ron Zupinski

STATE OF TN
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ron Zupinski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23 day of October, 2021.

(Notary Seal)

Notary Public
My Commission Expires: 4/30/24

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/23/21.

Affiant Signature

11/3/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/3/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON