Karen Johnson Davidson County
Batch# 763616 DEEDWARR
12/01/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20211201-0158385

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7905

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of November, 2021

Notary Public

Commission Expires: 06/25/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emi Tanke 1820 Dahlia Drive Nashville, TN 37210	Gardner Financial 730 Cool Springs #110 Franklin TN 37067	094-08-0-006.00

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,

Michael J. Neuman and Cara Neuman, husband and wife

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

Emily Tanke, an unmarried woman,

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. 12 on the Plan of Dahlia Gardens, Section Two, of record in Book 2900, Page 82, Register's Office for Davidson County, Tennessee, to which plan referance is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Neuman and Cara Neuman, husband and wife by Warranty deed from Juanita Dever, heir at law of Mark L. Dever of record in Instrument No. 20151105-0112915 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on November 05, 2015.

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.

This is improved property known as: 1820 Dahlia Drive, Nashville, TN 37210

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.

Dated this the 22nd day of November, 2021.

Michael J. Neuman

Cara Neuman

Cara Neuman

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael J. Neuman and Cara Neuman** 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 Brentwood, Tennessee this 22nd day of November, 2021.

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Notary Public
My Commission Expires: 06/28/2025

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 November 22, 2021.

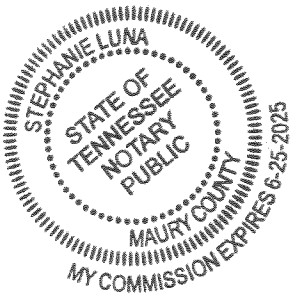
Lauren Weber
Affiant Signature

November 22, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of November, 2021.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal