Karen Johnson Davidson County
Batch# 766265 DEEDWARR
12/02/2021 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,081.51
20211202-0160026

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Oscar Alexandre Wagenbuchler
1624 Stewarts Ferry Pike
Hermitage, TN 37076

SEND TAX BILL TO:

New Owner

MAP/PARCEL 110-00-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Penny Benton, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Oscar Alexandre Wagenbuchler, married man, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Finla Plat-Minor Subdivision Benton Subdivision of record in Plat at Instrument No. 20211019-0140427, 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 a portion of the same property conveyed to Penny Benton by Warranty Deed from Lawrence Boyd Fudge, III, Executor of The Estate of Vivian Eakes Fudge Hull, Lawrence Boyd Fudge, III, Kile David Fudge, Amanda Michelle Hull Patton, and Stanley Devon Hull of record in Instrument No. 20210519-0067959 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 19, 2021.

This is improved property known as: **1624 Stewarts Ferry Pike, Hermitage, Tennessee 37076.**

Subject to the following restrictions:

1. The minimum building area for residences placed on these lots shall be no less than 2500 square feet of heated living area, excluding porches, garages, carports, terraces, breezeways or basements. If two story home, the ground floor living area must be 1000 square feet of the total 2500 square footage.

2. All residences erected upon said lots shall be site built and shall have exterior of brick, stone, log, hardie board, or any combination thereof. Vinyl soffit and trim is permitted. There shall be no exposed concrete blocks on exterior walls or foundation. The foundation must be brick or stone and shall be to grade level.

3. No junk of any nature or description, including any vehicle or motorized machinery, which does not run, shall be allowed to accumulate or remain on any lot.

4. Any detached building shall match the construction of the residence in building materials and shall be brick to grade. No above ground pools.

5. There shall be no trailers, temporary buildings, shacks, or partially completed buildings allowed on any lots for human occupancy.

6. No house trailer, mobile home, motor home, camper, double-wide mobile home, modular home or manufactured housing of any nature shall be permitted on any lot permanently as a residence.

7. All lots shall be used for Residential purposes only. No roosters or commercial swine or poultry shall be allowed on any lot. Customary farm animals may only be kept fenced to the rear of the residence.

8. Any further re-subdivision of any of these lots shall be prohibited.

9. Lot # 3 is excluded unless existing house is removed.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 29 day of November, 2021.

WITNESS MY HAND on this the 29 day of November, 2021.

Penny Benton

Penny Benton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Penny Benton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29 day of November, 2021.

JONI HACKETT NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My Commission Expires: 10/26/25

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is ~~$298,000.00~~. 292,300.00

AFFIANT

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

JONI HACKETT NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My Commission Expires: 10/26/25

File No: 210825

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 11|29|21.

Affiant Signature

11|30|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11|30|21.

Notary's Signature

My Commission Expires:

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