Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

WARRANTY DEED

Karen Johnson Davidson County
Batch# 771578 DEEDWARR
12/10/2021 11:13:52 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20211210-0164034

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2021.

Notary Public

My commission expires: 11-21-22
(AFFIX SEAL)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Liliana R. Angeles and Kyle T. Wisniewski	**Mortgage Investors Group**	**128-10-0-161.00**
237 Colt Drive	**8320 E. Walker Springs Lane, Ste 200**	
Nashville, TN 37221	**Knoxville, TN 37923**	

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

Rhonda Ellen Mitchell, as Personal Representative of the Estate of Barbara Ellen Tweedy, and Rhonda Ellen Mitchell, individually, Donald Wesley Tweedy, Jr. and Tamara Tweedy, as the devisees of Barbara Ellen Tweedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Liliana R. Angeles and Kyle T. Wisniewski, wife and husband

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. 156 on the Plan of Stacy Square, Section 4, of record in Plat Book 4460, Page 12, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara Ellen Tweedy by Deed dated August 12, 1981, from Richard B. Eschen and wife, Carla Eschen of record in Book 5781, Page 895, said Register's Office for Davidson County, Tennessee. The said Barbara Ellen Tweedy died on June 25, 2021, and pursuant to her Holographic Will filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket # 21P1458, Rhonda Ellen Mitchell is appointed as the Executrix/Personal Representative of the Estate, and further said property was devised to her three children, Rhonda Ellen Mitchell, Donald Wesley Tweedy, Jr., and Tamara Tweedy aka Tamara Michelle Tweedy.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 4460, Page 12, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired by time.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 237 Colt Drive, Nashville, TN 37221.

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 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.

Witness my/our hand(s) this 7th day of December, 2021.

Estate of Barbara Ellen Tweedy

BY: Rhonda Ellen Mitchell
Rhonda Ellen Mitchell, Personal Representative

Rhonda Ellen Mitchell
Rhonda Ellen Mitchell, Individually

Donald Wesley Tweedy, Jr.
Donald Wesley Tweedy, Jr.

Tamara Michelle Tweedy
By: John T. Cook, Atty in Fact
Tamara Michelle Tweedy
By John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rhonda Ellen Mitchell, as Personal Representative of the Estate of Barbara Ellen Tweedy, Rhonda Ellen Mitchel, individually and Donald Wesley Tweedy, Jr.,** the within named sellers, 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 Nashville, Tennessee, this **7th** day of **December, 2021.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Tamara Michelle Tweedy** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Tamara Michelle Tweedy,** for the purpose therein contained, by signing the name of **Tamara Michelle Tweedy** by himself as her Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **December, 2021.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Instrument is being executed on behalf of Tamara Michelle Tweedy pursuant to a Specific Power of Attorney executed by her on the 29th day of November, 2021, of record in Instrument No. 20211210-0164033 **, Register's Office for Davidson County, Tennessee.**