This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15304-CL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public
My Commission Expires: 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 782694 DEEDWARR
01/03/2022 10:12:58 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20220103-0000250

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon Stacy Vawter 704 Waller Road Brentwood, TN 37027	New Owner	181 10 0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marci Lynn Sally F/K/A Marci L. Klotz A/K/A Marci L. Koltz and James Ivey Sally, III, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shannon Stacy Vawter, unmarried woman**, 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. 6 shown on the Plan of Phase One, Bedford Forrest, of record in Plat Book 9700, Page 771, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James I. Sally, III, an unmarried man and Marci L. Klotz, an unmarried woman, joint tenants with Right of Survivorship, by Warranty Deed from Jeffrey G. Wilkin, an unmarried person, of record in Instrument No. 20130521-0051089, in the Register's Office of Davidson County, Tennessee, dated May 17, 2013 and recorded on May 21, 2013. Also see Affidavit of Scrivener's Error of record in Instrument No. 20130531-0055275, Register's Office of Davidson County, Tennessee.

Marci Lynn Sally is one and the same person as Marci L. Koltz and Marci L. Klotz.

This is improved property located at: **704 Waller Road, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2021.

GRANTOR:

Marci Lynn Sally F/K/A Marci L. Klotz A/K/A Marci L. Koltz

James Ivey Sally, III

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marci Lynn Sally F/K/A Marci L. Klotz A/K/A Marci L. Koltz and James Ivey Sally, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22