Karen Johnson Davidson County
Batch# 783286 DEEDWARR
01/03/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220103-0000585

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $355,000.00.

Affiant

Subscribed and sworn before me this the 17th day of November, 2021.

Notary Public
My commission expires: 7/9/2024

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF JOHN C. ELROD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Leverick Homes, LLC	New Owner	090-16-0 078.00
6229 Henry Ford Drive		
Nashville, TN 37209		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged DANIEL A. WISEMAN, ADMINISTRATOR, AND HEIR AT LAW AND ROBBIE SHEA WISEMAN, HEIR AT LAW OF THE ESTATE OF GINA B. WISEMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEVERICK HOMES, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Charlotte Park, Section III, as of record in Book 2663, page 70, Register's Office for said County.

Said Lot fronts 68 feet on the west side of Henry Ford Drive and runs back 178 feet on the north line and 168.2 feet on the south line to a dead line in the rear on which it measures 90.4 feet

Being the same property conveyed to Gina Wiseman, by deed dated 07/06/2020, from Gina Burnett Wiseman, Trustee, with full power to convey and sell said property, of record in Instrument No. 20200729-0083049, Register's Office for said County.

Also being the same property conveyed to Gina Burnett Wiseman, Trustee, with full power to convey and sell said property, by deed dated 05/20/2020, from Gina Burnett Wiseman, Executor of the Estate of Hazel Mildred Burnett, of record in Instrument No. 20200529-00553662, Register's Office for said County.

The said Gina Wiseman a/k/a Gina Burnett Wiseman died intestate on January 21, 2021, leaving Daniel Austin Wiseman and Robbie Shea Wiseman as her heirs at law per Affidavit of Heirship of record in Instrument No. 20210810-0107683, said Register's Office.

Also being the same property conveyed to Gene A. Burnett and wife, Hazel Mildred Burnett, by deed dated 07/26/1960, from Citation Land Company, a Tennessee Corporation, of record in Book 3102, page 104, Register's Office for said County. Gene A. Burnett predeceased Hazel Mildred Burnett. Hazel Mildred Burnett died on December 7, 2019, leaving a Last Will and Testament. The Probate for the estate of Hazel Mildred Burnett was admitted to probate in the Probate Court of Davidson County, Tennessee, on February 20, 2020, as Case No. 20P149, and is recorded among said probate records; and Gina Burnett Wiseman was appointed Executor of the Estate of Hazel Mildred Burnett.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6229 Henry Ford Drive, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of November, 2021.

Estate of Gina B. Wiseman

BY: _____
Daniel A. Wiseman, Administrator

BY: _____
Daniel A. Wiseman, Heir at Law

BY: _____
Robbie Shea Wiseman, Heir at Law

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel A. Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HIMSELF to be the ADMINISTRATOR of the within named bargainor, THE ESTATE OF GINA B. WISEMAN, and that HE, as such ADMINISTRATOR, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE GINA WISEMAN by the said Daniel A. Wiseman as such ADMINISTRATOR.

Witness my hand and official seal this 17th day of November, 2021.

My Commission Expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel A. Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2021.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robbie Shea Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2021.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-17-21.

Affiant Signature

11-23-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 23 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY