WARRANTY DEED

Karen Johnson Davidson County
Batch# 830161 DEEDWARR
03/29/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220329-0035813

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/27/22
(AFFIX SEAL)

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-77

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Teresa Teeple	SAME	015-00-0-102
(NAME)	(NAME)	
2821 Union Hill Rd		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mitchell D. Mast, a single man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Teresa Teeple, an unmarried woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 4 in Subdivision of Weaver Harris Lands in the 14th Civil District of Davidson County, Tennessee, of record in Plat Book 2, Page 183, of the Chancery at Nashville.

Said part of Lot being described as follows:

Beginning at the Northeast Corner of Lot No. 4 following the line of Lot No. 4 and the Goodlettsville Pike, South 60 1/2 degrees W. 178.2 to a point, thence S. 22 degrees W 340' to a point; thence S. 65 degrees East, 281 5" to a point; thence N. 3 degrees E. 523 to the Point of Beginning. same being the North 2 acres, more or less, of Lot No. 4, as described in Plan Book 2, Page 183, of the Chancery Court as Nashville.

Being the same property conveyed to Mitchell D. Mast, an unmarried man, by Warranty Deed from Brandon Walker and Lisa North, of record in Instrument No. 20161123-0123848, in the Register's Office of Davidson County, Tennessee, dated November 22, 2016 and recorded on November 23, 2016.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) all other matters of public record.

This is improved property located at 2821 Union Hill Road, Nashville, TN 37080.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 17th day of March, 2022.

GRANTOR:

Mitchell D. Mast

STATE OF ~~TENNESSEE~~ Nevada)
)
COUNTY OF (Washoe)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mitchell D. Mast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17th day of March, 2022.

CHERYL CATHI SHAWL
Notary Public, State of Nevada
Appointment No. 19-5061-02
My Appt. Expires Sep 18, 2023

Notary Public

My Commission Expires: 09-18-2023

I, Elizabeth Grooms, 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 3-17-22.

Affiant Signature

3.17.22
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 17th day of March 2022

Elizabeth Grooms
Notary Signature

Commission Expires: 6/22/22

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY