This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 831835 DEEDWARR
03/30/2022 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $987.90
20220330-0036896

WARRANTY DEED

THIS INDENTURE, made this 21 day of MARCH , A.D., 2022 , by and between

Donna Maria Waltz An unmarried person

First Parties, and

William Charles Muller, III and Darcy Lee Muller, husband and wife,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 342, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050310-0026734 and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Maria Waltz, unmarried by Deed dated May 28, 2015 from Renee Mediamolle, unmarried, recorded June 1, 2015, in Instrument Number 20150601-0050145, in the Official Records of Davidson County, Tennessee.

OWNER:
William Charles Muller, III and Darcy Lee Muller
3001 Hamilton Church Rd # 342
Nashville TN 37013

RESPONSIBLE TAXPAYER:
NEW OWNERS

CLT # 163040A34200CO (Map and Parcel #)

MR-GR-APRO334184

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

×_____ ×_____

Donna Maria Waltz

✓STATE OF Ohio

✓COUNTY OF Lorain

Personally appeared before me, Donna Maria Waltz an unmarried man, 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, at office, this 28 day of January, 2022.

✓_____

Notary Public

My Commission Expires: ✓ 12-5-2026



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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 267,000.00

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 22nd day of March, 2022

Notary Seal

Signature of Notary Public

Charles D Lightsey

Printed Name of Notary

5/2/22

Commission Expiration

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Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 March 21, 22.

Hadley Roper
Affiant Signature

03/21/22
Date

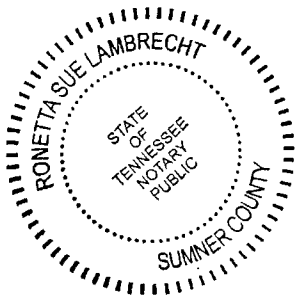
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 03/21/22.

R. Lambrecht
Notary's Signature

My Commission Expires: **10/23/2023**



Notary's Seal