NEW OWNER:
Aaron Klauck & Terese Zymanek
5512 Knollcrest Court
Hermitage, TN 37076

SEND TAX BILLS TO:

Keller Mortgage, LLC
4725 Lakehurst Ct., Suite 400
Dublin, OH 43016

MAP & PARCEL
087-05-0A-139.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-149

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 854940 DEEDWARR
05/13/2022 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,602.10
20220513-0055322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THIRTY-THREE THOUSAND AND 00/100 DOLLARS ($433,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Landen M. Morrison, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Aaron Keith Klauck and Terese Ann Zymanek, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat, Farmingham Woods, Phase IV of record in Plat Book 7900, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Landen M. Morrison by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20160705-0068626 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on July 5, 2016.

Being also known as 5512 Knollcrest Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of **May**, 2022.

Landen M. Morrison

Randi – Ann Ferguson, joins in this conveyance to convey any marital interest or other interest that she may have in the above referenced property

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Landen M. Morrison and Randi-Ann Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of **May**, 2022.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **433,000.00.**

AFFIANT

Sworn to and subscribed to before me this 4th day of **May**, 2022.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on May 4, 2022.

Affiant Signature

5.4.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 4 day of May, 2022

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25