# WARRANTY DEED

Karen Johnson Davidson County
Batch# 857040 DEEDWARR
05/17/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,426.35
20220517-0056660

B-CT-22-4013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-21-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sarah Litzinger** | NEW OWNER | |
| (NAME) | (NAME) | |
| **4013 Farmingham Woods Drive** | "Same" | **087-05-0A-006.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN DAY AND KAYLEIGH WETTSTEIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH LITZINGER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 on the Plan of Final Plat of Farmingham Woods, Phase I of record in Plat Book 7900, Page 228, 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 Justin Day and Kayleigh Wettstein, husband and wife by Warranty deed from Discover TN Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20190731-0075364 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on July 31, 2019. (Value of consideration shown in aforementioned deed $175,000.00.) Being also known as 4013 Farmingham Woods Drive Hermitage, Tennessee 37076.

Being the same property conveyed to Justin Day and Kayleigh Wettstein, husband and wife by Warranty deed from Discover TN Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20190731-0075364 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on July 31, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8238, Page 176, as amended in Book 8351, page 533; Book 8423, page 784; Book 8424, page 426; Book 8447, page 635; Book 8702, page 528, Book 9006, page 409; and Book 9006, page 414, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Framingham Woods Homeowner's Association, Inc. of record in Book 8245, Page 772 and Book 8310, Page 341, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8245, Page 768, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8199, Page 852, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Book 5109, Page 445, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20020603-0066713, in the Register's Office for Davidson County, Tennessee.
- Easement and Restrictions of record in Book 7900, Page 22, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4013 Farmingham Woods Drive, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 6th DAY OF MAY, 2022.

Justin Day

Kayleigh Wettstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN DAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLEIGH WETTSTEIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Todd A. Tressler II, 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 May 6, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY