Karen Johnson Davidson County
Batch# 858286 DEEDWARR
05/18/2022 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220518-0057651

**Prepared By & Return To:**
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-2261

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kathleen George<br>628 Flintlock Ct<br>Nashville, TN 37217 | NEW OWNER | 182-01-0A-068.00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Wietske Smeele and Fabian Staudenmeyer, wife and husband**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kathleen George, single**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 68 on the Plan of Phase One , Section Two, Sunset Hills of record in Plat at Instrument No. 20071220-0146323, 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 Wietske Smeele and Fabian Staudenmeyer by Warranty deed from Charles William Townsend, Sr. and Marva Kaye Townsend, husband and wife of record in Instrument No. 20181019-0103905 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 19, 2018. (Value of consideration shown in aforementioned deed $269,962.00.).

FOR INFORMATIONAL PURPOSES ONLY: 3224 Hidden Creek Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3224 Hidden Creek Drive, Antioch, TN 37013

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 11th day of May, 2022.

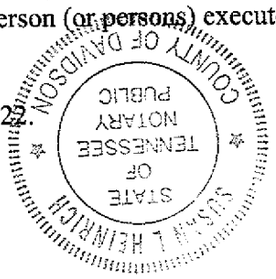
Wietske Smeele

Fabian Staudenmeyer

STATE OF TENNESSEE
COUNTY OF WILSON

On this 11th day of May, 2022, before me personally appeared Wietske Smeele and Fabian Staudenmeyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2022.




Notary Signature
My commission expires: 9/6/25

**WARRANTY DEED**

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/11/22.

Affiant Signature

5/12/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/12/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON