WARRANTY DEED

MELISSA ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 864426 DEEDWARR
05/27/2022 01:44:41 PM 2 pgs
Fees: $13.00 Taxes: $4,240.94

20220527-0062009

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,146,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Gary Wisniewski	Gary Wisniewski	131-08-0-061.00
(NAME)	(NAME)	
1125 Glendale Lane	4209 Emerald Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220479

For and 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, **Marilyn Loveless and Robert Bell and Annella Ware** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gary Wisniewski**, 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. :

Certain real property situate in the 7th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 6 on the Map of P.L. Woodward's Subdivision of part of the Hirsig Land, of record in Book 547, page 128, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert E. Bell Jr. and wife, Virginia H. Bell by Warranty Deed from Mrs. Frances L. Woodard, dated May 23, 1949 and filed of record in Book 1718, page 171, Register's Office for Davidson County, Tennessee. The said Robert E. Bell Jr. having died on or about 11/18/1988, leaving the said Virginia H. Bell, the surviving tenant by the entirety and sole owner of said land. Virginia H. Bell having died intestate on or about 07/13/2021. Pursuant to Affidavit of Heirship of record in Instrument No. 20220527-0062005 and 20220527-0062006, said Register's Office, the said Virginia H. Bell is survived by her children, Marilyn Bell Loveless, Bob Bell and Annella Bell Ware, her sole Heirs at Law.

And also made subject to an agreement for dedication of easement for sanitary sewers and/or storm drainage, appearing of record in Book 4298, page 440, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1125 Glendale Lane, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of May, 2022

Marilyn Loveless by Robert Bell, Attorney in Fact

Robert Bell

Annella Ware by Robert Bell Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Robert Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marilyn Lovelace, and who acknowledged that he/she executed the same as the free act and deed of Marilyn Loveless.

Witness my hand, at office, this 24th of May, 2022.

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of May, 2022.

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Robert Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Annella Ware, and who acknowledged that he/she executed the same as the free act and deed of Annella Ware.

Witness my hand, at office, this 24th of May, 2022.

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY