Karen Johnson Davidson County
Batch# 866251 DEEDWARR
06/02/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220602-0063613

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:
06.14.25
(AFFIX SEAL)

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-03993

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashley J. Darling and Scott Darling 643 Durrett Dr. Nashville, TN 37211	Ashley J. Darling and Scott Darling 643 Durrett Dr. Nashville, TN 37211	147-10-0-212.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesse David Nemitz, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley J. Darling and Scott Darling,husband and wife,** hereinafter called the Grantees, their successors 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. 6 on the Plan of B.J. Homebuilders Subdivision, Section One of record in Book 8250, Page 833, 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 Jesse David Nemitz by Warranty Deed from Marvin T. Lowry and wife Carolyn T. Lowry of record in Instrument No. 20100222-0013307 Register's Office for Davidson County, Tennessee, dated February 18, 2010 and recorded on February 22, 2010. (Value of consideration shown in aforementioned deed $217,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jennifer Laree Nemitz , as the wife of Jesse David Nemitz, hereby joins in the execution of this instrument to convey her marital interest in the subject property, if any.

This property is improved property known as: 643 Durrett Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 26th day of May 2022

Jesse David Nemitz

Jennifer Laree Nemitz

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of May, 2022, before me personally appeared Jesse David Nemitz, 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 (or person's) free act and deed.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF ~~Williamson~~ Tennessee
COUNTY OF Williamson

On this 26th day of May, 2022, before me personally appeared Jennifer Laree Nemitz, 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 (or person's) free act and deed.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Faith Lowe, a notary public for this county and state, Phyllis Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 06/14/2025