Karen Johnson Davidson County
Batch# 878080 DEEDWARR
06/27/2022 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220627-0073074

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,250,000.00. Janice N. Honsberger Affiant Subscribed and sworn to me on June 22, 2022. NOTARY PUBLIC My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Esq.
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35794

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
W Development LLC, a Mississippi Limited Liability Company 1888 Paul David Dr. Biloxi, MS 39532	NEW OWNER	115-12-067

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Peter N. Honsberger and spouse, Janice N. Honsberger**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto W Development LLC, a Mississippi Limited Liability Company, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58, on the plan of West Meade Farms, Inc., Section C, of record In Plat Book 1835, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Peter N. Honsberger and spouse, Janice N. Honsberger, by Warranty Deed from William R. Rubino and spouse, Leah K. Rubino, recorded on June 3, 1992, in Book 8642, page 392, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County property taxes, and subsequent years taxes and assessments, which have been prorated by the parties and assumed by the Grantee(s).
2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6434, page 837, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ **improved property known as:**

6120 Bresslyn Road, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 22 day of June 2022.

Peter N. Honsberger

Janice N. Honsberger

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Peter N. Honsberger and spouse, Janice N. Honsberger to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 22, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/22/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/22/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM