This Instrument Prepared By:
Matthew Lucas
National Signing Solutions, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764

Karen Johnson Davidson County
Batch# 880721 DEEDWARR
06/29/2022 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20220629-0075344

Return to After Recording:
Vantage Point Title, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764
Reference Number: D-TN869024

SPECIAL WARRANTY DEED

JULIE DOTSON, a married woman, of 1826 Bronwyn Court, Brentwood, TN 37027, hereinafter referred to as Grantor, for and in good consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLLARS ($220,000.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **BRITTANY WERNSMAN, a single woman and MATTHEW GRACZYK, a single man,** of 513 Macfie Court, Madison, TN 37115, hereinafter referred to as Grantee, and Grantee's heirs, personal representatives, administrators, successors and assigns, the following described parcel of land located, lying and being situated in Davidson County, Tennessee, and more particularly described as follows:

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. 180-A on the Plan of Zone Lot Division of All Lots of Phase One, CEDAR BLUFF SUBDIVISION of record in Plat Book 5200, Page 610 and amending in Plat Book 6250, Pages 836 and 837, 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 Julie Dotson, married by Deed from Don Paul Watern II, as Trustee or the Successor Trustees under Macfie Trust, dated December 27, 2018, dated September 18, 2020 and recorded September 28, 2020 as Instrument 20200928-0111146, Register's Office for Davidson County, Tennessee.

Commonly known as: 513 Macfie Court, Madison, TN 37115
Parcel ID #: 034-13-0-263.00

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, and unto Grantee's heirs, personal representatives, administrators, successors and assigns, forever in fee simple.

The warranties passing to the Grantee hereunder are limited solely to those matters arising from acts of the Grantor and its agents or representatives, occurring solely during the period of the Grantor's

ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

WITNESS the hand and seal of said Grantor this 27 day of June, 2022.

Julie Dotson
JULIE DOTSON

STATE OF TN
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JULIE DOTSON, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand, at office, this 27 day of June 2022.

Notary Public
Printed Name: Louis N Ogiemudia (Seal)
My Commission Expires: 9-6-22
Affiant ____ Known X Unknown
ID Produced TN DL

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $220,000.00.

Affiant – Kraig Kircher, agent for Brittany Wernsman and Matthew Graczyk

Subscribed and sworn to before me this 28 day of June, 2022 by Kraig Kircher.

Notary Public
Commission Expires 4/10/2025

ERIN J. BELIVEAU
MY COMMISSION # HH 115936
EXPIRES: April 10, 2025
Bonded Thru Notary Public Underwriters

Owner Name &
Property Address and Responsible Party for Taxes:
Brittany Wernsman
513 Macfie Court
Madison, TN 37115

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 6/27/2022 *(date of document)*.

Affiant Signature

June 28, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 28 day of June 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters