WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17896-DS

NEW OWNER:
SUSAN C. PITTLER
3911 DODSON CHAPEL ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 W MAIN ST
LEBANON, TN 37087

Map & Parcel No.: 086140C03300

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1009

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 885145 DEEDWARR
07/06/2022 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20220706-0078062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHANNON MARIA DRIVER, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SUSAN C. PITTLER, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 33, as established by Declaration of Covenants, Conditions, and Restrictions for Woodhaven Condominiums, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20011005-0108857, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "A-2", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relaying to the units, property co-owners and tenants of Woodhaven Condominiums, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "A-2" to said Declaration appearing in Instrument No. 20011005-0108857, and Bylaws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to SHANNON MARIA DRIVER, a married woman, by Warranty Deed from Henry Oppewall, an unmarried man, dated September 29, 2021, and of record in Instrument No. 20211006-0134460, in the Register's Office for DAVIDSON County, Tennessee. Also

being the same property conveyed to Henry Oppewall and wife, Margarette G. Oppewall, by Warranty Deed from Richard A. Nelson, married, dated January 3, 2003, and of record in Instrument No. 20030109-0003927, in the Register's Office for Wilson County, Tennessee. Henry Oppewall and Margarette G. Oppewall remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Margarette G. Oppewall; therefore, Henry Oppewall is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY more commonly known as **3911 DODSON CHAPEL ROAD, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

AND I, GARY W. DRIVER, husband of the said Shannon Maria Driver, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, Susan C. Pittler, an unmarried woman, her heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20011005-0108857, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of July, 2022.

Shannon Maria Driver
SHANNON MARIA DRIVER

Gary W. Driver
GARY W. DRIVER

202207060078062

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHANNON MARIA DRIVER and GARY W. DRIVER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of July, 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of July, 2022.

NOTARY PUBLIC

My commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

- 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 7/6/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/6/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

