Karen Johnson Davidson County
Batch# 887112 DEEDWARR
07/11/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220711-0079476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2022

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

W-VPM-22-2108B

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stephanie Ward and Douglas Edwards	New owners	
(NAME)	(NAME)	
2108 B 11th Ave N		081-03-4C-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW WEINHEIMER AND ALYSE WEINHEIMER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE MARIE WARD AND DOUGLAS ANTHONY EDWARDS, joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2108 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 2108 11th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180102-0000577 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Particular Description of Said Unit.

Being the same property conveyed to Matthew Weinheimer and Alyse Weinheimer, husband and wife, as tenants by the entirety by Quitclaim Deed from Matthew Weinheimer, a married man, who acquired title as unmarried man, joined in excution by his spouse, Alyse weinheimer of record in Instrument No. 20211229-0171438 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 29, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 69, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180102-0000577, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2108 B 11th Ave N, Nashville, Tennessee 37208**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 24th DAY OF MAY, 2022.

Matthew Weinheimer by John Gleaves Attorney in Fact
Matthew Weinheimer by John Gleaves
Attorney in Fact

Alyse Weinheimer by John Gleaves Attorney in Fact
Alyse Weinheimer by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 MATTHEW WEINHEIMER AND ALYSE WEINHEIMER, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW WEINHEIMER AND ALYSE WEINHEIMER.

Witness my hand and official seal, this the 24th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **5/24/2022** (date of document).

Affiant Signature

5/24/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **May**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

