Karen Johnson Davidson County
Batch# 889303 DEEDWARR
07/14/2022 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $3,659.30
20220714-0081200

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37161-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $989,000.00. Paul N. Worley, Jr. Affiant Subscribed and sworn to before me this 14th day of July, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Katherine McNairy Hill, Paul N. Worley, Jr. 1612 Ash Valley Drive Nashville, TN 37215	**Send Tax Bills To:** Citizens Bank, N.A. One Citizens Plaza Providence, RI 02903	**Tax Information:** Map and Parcel No.: 13109003900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bahr H. Weiss and wife, Minh H. Dang** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katherine McNairy Hill, unmarried and Paul N. Worley, Jr., unmarried, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1612 Ash Valley Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of July, 2022.

Bahr H. Weiss by [signature], Atty-In-Fact
Bahr H. Weiss by Gerald G. Patterson, his attorney-in-fact

Minh H. Dang by [signature], Atty-In-Fact
Minh H. Dang, by Gerald G. Patterson, her 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, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bahr H. Weiss, and he is authorized by Bahr H. Weiss to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of July, 2022.

[signature]
Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Minh H. Dang, and he is authorized by Minh H. Dang to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of July, 2022.

[signature]
Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Tynewood Estates, Section Two, as of record in Book 2900, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate Legal Description.

Being the same property conveyed to Bahr H. Weiss, by Warranty Deed from Paul A. Wilson and wife, Mary S. Wilson, of record in Instrument No. 20050421-0044304, in the Register's Office of Davidson County, Tennessee, dated April 18, 2005 and recorded on April 21, 2005.

Being the same property conveyed to Bahr H. Weiss and wife, Minh H. Dang, by Quitclaim Deed from Bahr H. Weiss, of record in Instrument No. 20150424-0036782, in the Register's Office of Davidson County, Tennessee, dated April 21, 2015 and recorded on April 24, 2015.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13109003900.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tynewood Estates, Section Two, as recorded in Plat Book 2900, Page(s) 89 and 90.
4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3069, Page 566 and Extension of Restrictions recorded in Book 8092, Page 372.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/14/22

GEORGE E. MUDTER, JR.
Dated 7/14/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/14/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

