NEW OWNER:
ANDREW BISPING
606 CASTLEGATE DRIVE
NASHVILLE, TN 37217

SEND TAX BILLS TO:
NEW OWNER
3504 North Keating Ave
Chicago, IL 60641

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 22-1146

Map & Parcel
150020450.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 902992 DEEDWARR
08/12/2022 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,150.70
20220812-0091975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eleven Thousand and 00/100 Dollars ($311,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FLOYD S. WEEKES, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW M. BISPING and NATALIE A. SMAILIS, husband and wife,** ("Grantee"), their 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 Lot No. 152-B, on the Plan of Zone Lot Division of Lots 148 thru 154, Harbor Gate, Section Two, as shown on the plat of the same of record in Plat Book 6250, Page 33, as amended in Plat Book 6900, Page 251, in the Register's Office for Davidson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to FLOYD S. WEEKES, unmarried by Warranty Deed from Ryan Bevilacqua, unmarried, dated July 29, 2016, and of record in Instrument No. 20160803-0080379, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **606 CASTLEGATE DRIVE, NASHVILLE, TN 37217**.

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.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 33, as amended in Plat Book 6900, Page 251, 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 MY SIGNATURE hereto this 5th day of August, 2022.

Floyd S. Weekes
FLOYD S. WEEKES

By: Missy Kelley, Attorney in fact
Missy Kelley, pursuant to Power of Attorney of Record in Book *, Page _____, RODC, Tennessee.

* 202208120091974

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MISSY KELLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **FLOYD S. WEEKES** the within-named bargainors, as the free act and deed of the said **FLOYD S. WEEKES.**

WITNESS my hand and official seal at office this 5th day of August, 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 **$311,000.00.**

AFFIANT

Sworn to and subscribed to before me this 5th day of August, 2022.

NOTARY PUBLIC

My commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, 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 AUGUST 5, 2022.

Date

Affiant Signature

AUGUST 12, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of AUGUST, 20 22.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)