Karen Johnson Davidson County
Batch# 905900 DEEDWARR
08/22/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220822-0094206

Name and Address of New Owner:
Rita J. Rothstein and Eric M. Scheible
4344 Barnes Cove Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18412-RR

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 173090A65000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jesse A. Wise**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rita J. Rothstein and Eric M. Scheible, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 769, Section One of Phase Eight, Lenox Village, as shown on plat of record in Instrument No. 200608240104608, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jesse A. Wise by Warranty Deed from Lauren M. Hlawati f/k/a Lauren M. Brantley, joined by husband Jason Hlawati, dated April 17, 2020, of record in Instrument No. 20200506-0047177. by Warranty Deed from Shannon Wetzel and Hugh R. Wetzel, dated March 21, 2014, of record in Instrument 201403250024488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4344 Barnes Cove Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of August, 2022.

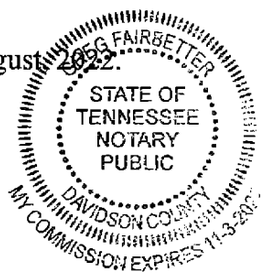
Jesse A. Wise (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2022, before me personally appeared Jesse A. Wise, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2022.

Notary Signature
My commission expires: 11.3.25



AFFIDAVIT OF VALUE

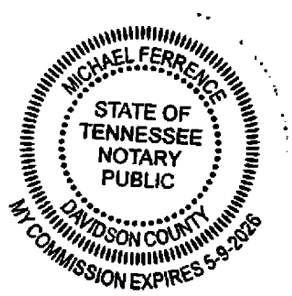
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Michael Ferrence, 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 8/18/22.

Affiant Signature

8/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of August, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

