Karen Johnson Davidson County
Batch# 912749 DEEDWARR
09/06/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220906-0099818

When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18326-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Amanda Allen
Affiant

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 2nd day of September, 2022.

Brooke Hicks
Notary Public
My Commission Expires: 5/9/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Kate Gwazdauskas and Jordan Michael Dettmer 510 Colice Jeanne Road Nashville, TN 37221	Legacy Home Loans LLC 1036 Stearman Dr White House, TN 37188	142 11 0 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Daniel A. Daher and Madeleine M. Daher, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Hannah Kate Gwazdauskas and Jordan Michael Dettmer, wife and husband, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of Section Two, Valley West, of record in Book 3600, Page 86, Register's Office for said County.

Said Lot No. 84 fronts 86 feet on the Northerly side of Colice Jeanne Road and extends back 258.1 feet on the Westerly line and 229.17 feet on the Easterly line to a dead line in the rear on which it measures 90.74 feet.

Being the same property conveyed to Daniel A. Daher and Madeleine M. Daher, Husband and Wife, by Warranty Deed from Michael Sean Winters and Katie Winters, Husband and Wife, of record in Instrument No. 20200813-0090963, in the Register's Office of Davidson County, Tennessee, dated August 10, 2020, and recorded on August 13, 2020.

Being the same property conveyed to Michael Sean Winters and Katie Winters, Husband and Wife, by Warranty Deed from Steven W. Dodson and wife, Pamela J. Dodson, of record in Instrument No. 20170906-0091429, in the Register's Office of Davidson County, Tennessee, dated September 05, 2017, and recorded on September 06, 2017.

This is improved property located at: **510 Colice Jeanne Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2022.

GRANTOR:

Daniel A. Daher

Madeleine M. Daher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel A. Daher and Madeleine M. Daher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of September, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/06/2022 ____ (date of document).

Affiant Signature

09/06/2022
Date

State of TN

County of DAVIDSON

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

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025