Karen Johnson Davidson County
Batch# 912941 DEEDWARR
09/06/2022 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220906-0100077

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of September, 2022.

(Affix Seal) Notary Public

My Commission Expires: 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

2022-07-340

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Titus W. Wiemers & Christie J. Wiemers 522 Copperfield Way Brentwood, TN 37027	New owners	Map/Parcel 172-01-0A-016.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rhonda B. Steil, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Titus W. Wiemers and Christie J. Wiemers, husband and wife,** hereinafter called the GRANTEE, their heirs 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 Lot No. 16 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Condit Franklin Steil and wife, Rhonda B. Steil by Warranty deed from Jeffrey M. Bloom and wife Bridget M. Bloom of record in Instrument No. 20101021-0084344 Register's Office for Davidson County, Tennessee, dated October 18, 2010 and recorded on October 21, 2010. Condit Franklin Steil is now deceased, said property vested in Rhonda B. Steil, as surviving tenant by the entirety.

This conveyance is subject to the following: Davidson County property taxes for year 2022 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 522 Copperfield Way, Brentwood, TN 37027.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 31st day of ~~September~~ August, 2022:

Rhonda B. Steil

Rhonda B. Steil

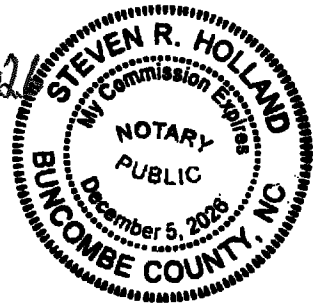
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

On this 31st day of ~~September~~ August, 2022, before me personally appeared Rhonda B. Steil, 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 31st day of ~~September~~ August, 2022.

Steven R. Holland

Notary Signature
My commission expires: December 5, 2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/31/2022.

D. Shayne Adair

9/2/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 2 day of September 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D Wideman
Notary Public
My Commission Expires: 03/07/2026