Karen Johnson Davidson County
Batch# 921819 DEEDWARR
09/27/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220927-0106695

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Valerie M Petschulat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18986-DS

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David J. Petschulat | New Owner | |
| (NAME) | (NAME) | |
| 804 Jones Street | | 044 15 0 186.00 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **TMJ Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto David J. Petschulat and Valerie M. Petschulat, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 224, on the Plan of Section "A", Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Marie Jo Westermeier and Thomas G. Westermeier, wife and husband by Warranty Deed from Marsha Johnston, Trustee of the Revocable Trust Agreement of Marie Harris, dated February 13, 2013, dated 07/01/2013, of record in Instrument 201307080070191, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TMJ Investments, LLC, A Tennessee Limited Liability Company by Quit claim Deed from Thomas G. Westermeier, and wife, Marie Jo Westermeier, dated 07/28/2013, of record in Instrument 201307290078539, Register's Office for Davidson County, Tennessee.

The said Marie Jo Westermeier and Marie Jose Westermeier are one in the same person.

All matters shown on the plat of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 1788, Page 157, and Book 2027, Page 342, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 201302190016518, in the Register's Office for Davidson County, Tennessee. Right of Way Easement including terms and conditions thereof as recorded in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee. EASEMENT including terms and conditions thereof as recorded in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 804 Jones Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 23rd day of September, 2022.

TNJ for MJW

~~TNJ~~ Investments, LLC, a Tennessee Limited Liability Company

By: _____
Thomas G. Westermeier, Member

By: _____
Marie Jose Westermeier, Member

State of ~~Tennessee~~ Texas
County of ~~Wilson~~ Cameron

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas G. Westermeier and Marie Jose Westermeier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Members the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Thomas G. Westermeier and Marie Jo Westermeier, as such Members.

Witness my hand and Official seal this 23rd day of September, 2022.

_____
Notary Public
My Commission Expires: 3-8-25

OFELIA MENDOZA
Notary ID #5062255
My Commission Expires
March 8, 2025

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

Certificate of Authenticity

I, Kirsten Virden, 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 9/26/22.

Kirsten Virden
Affiant Signature

9/26/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of September, 2022.

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

Notary's Seal

