This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17805-CC

Karen Johnson Davidson County
Batch# 922765 DEEDWARR
09/28/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220928-0107203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2022.

L. M. Corriveau
Notary Public
My Commission Expires: 3/3/2025

L. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
V3 Property Management, LLC 216 Walnut Drive Winchester, TN 37398	New Owner 9436 Weatherly Dr. Brentwood, TN 37027	149-06-0-031

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric E. Wawrzon, Successor Trustee of the Betty M. Wawrzon Trust dated October 17, 2015**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **V3 Property Management, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors 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 all of Lot No. 29, Section Four, Pebble Creek, according to survey and plat of same appearing of record in Book 5210, page 226, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Betty M. Wawrzon Trust dated October 17, 2015, by Warranty Deed from Douglas A. White and Nancy B. White, husband and wife, dated October 17, 2016, recorded October 18, 2016, of record in Instrument No. 20161018-0110246, Register's Office for Davidson County, Tennessee. The original trustee and settlor of the Betty M. Wawrzon Trust was Betty M. Wawrzon who died on May 30, 2021. Pursuant to the Trust Agreement, Eric E. Wawrzon was appointed as the Successor Trustee.

**Note – The above-referenced conveyance deed erroneously omitted information regarding the conservatorship of Nancy B. White. The said Douglas A. White was appointed conservator of Nancy B. White pursuant to the agreed ordered recorded in Book 20, Page 1600 under Case No. CL 15000059-00 in the Civil Division of the Fauquier County Circuit Court, State of Virginia.

This is improved property located at: **2517 Treetop Drive, Nashville, TN 37013**

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 its 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 27th day of September, 2022.

GRANTOR:

Betty M. Wawrzon Trust dated October 17, 2015

By: _____
Eric E. Wawrzon, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric E. Wawrzon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Successor Trustee of the Betty M. Wawrzon Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202209280107203

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/27/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/27/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

