NEW OWNER:
Eli Ziegler and Andrew Wilson
543 ELAINE DR.
NASHVILLE TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-328

MAP & PARCEL
075 12 0A 103.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 923039 DEEDWARR
09/29/2022 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220929-0107578

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Doug Wright, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Eli Ziegler, a married man, and Andrew Wilson, a married man, as tenants in common** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Greer Meadows at Cedar Creek, Section Three, Phase 1, of record in Instrument No. 20010920-0101748, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doug Wright and wife, Pamela Wright by Warranty Deed from Rebecca L. McLeod, unmarried of record as Instrument No. 20141110-0103665 in the Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 10, 2014.

Doug Wright and Pamela Wright are now divorced pursuant to Divorce Decree Case No. 2015DM0189, filed on December 02, 2016.

This is IMPROVED property also known as 416 Scotts Creek Trail, Hermitage, TN 37076

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of September, 2022.

Doug Wright
DOUG WRIGHT

Stephanie Wright
STEPHANIE WRIGHT, joins in this conveyance for the purpose of conveying any marital interest she may have in the above property

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Doug Wright and Stephanie Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2022.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

202209290107578

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The actual consideration or value, whichever is greater, for this transfer is $ **325,000.00**.

Eli Ziegler

AFFIANT

Sworn to and subscribed to before me this 23rd day of September, 2022.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 September 23, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2nd day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

