Karen Johnson Davidson County
Batch# 923869 DEEDWARR
09/30/2022 11:49:59 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20220930-0108115

WARRANTY DEED

Eric Cartee
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00

Shirley F. Corry
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/28/2022.

E Carte
NOTARY PUBLIC

MY COMMISSION EXPIRES 7.31.24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4235

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan S. Witzeman and Kerry A. Witzeman	new owner	051-14-0A-035.00-CO
2108 Golden Oak Lane		
Madison, TN 37115		

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,

Shirley F. Corry, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan S. Witzeman and Kerry A. Witzeman, husband and wife

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. 35, on the Plan of Oakwood Estates, of record in Instrument 20000505-0045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Greely Corry, Sr. and wife, Shirley F. Corry by Warranty deed from George Dunn, d/b/a George Dunn Contractors of record in Instrument No. 20030618-0084146 Register's Office for Davidson County, Tennessee, dated June 16, 2003 and recorded on June 18, 2003. John Greely Corry, Sr. having since died April 6, 2019, leaving sole ownership to Shirley F. Corry as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

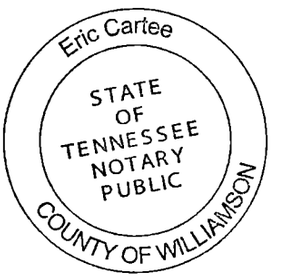
This is property known as 2108 Golden Oak Lane Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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.

Witness my hand on September 27, 2022.

Shirley F. Corry

Shirley F. Corry



STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Shirley F. Corry, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 27, 2022.

Notary Public

My Commission Expires: 7.31.24

File #: 2022-4235

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Return to:
[illegible] Title and Escrow, LLC
[illegible] Avenue South
[illegible] TN 37212
Y-ORE-22-2108