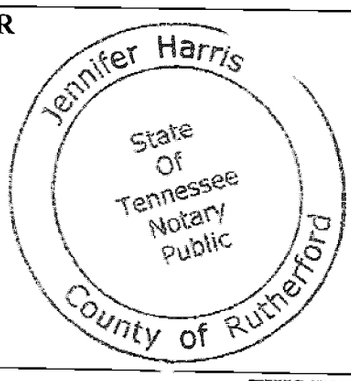
20221400R



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public

My commission expires: 9.21.2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 924750 DEEDWARR
10/03/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20221003-0108934

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Theresa Parr Williams	NEW OWNER	**182-01-0A-148.00-CO**
1532 Sunbeam Drive		
Nashville, TN 37013		

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, WE,

John D. Wendel, Sr., an unmarried man

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

Theresa Parr Williams

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 96 on the plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 and 125 through 128, Sunset Hill, RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20131217-0127444, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John D. Wendel, Sr. and wife, Joan M. Wendel by Warranty deed from Kashani Construction LLC, a Tennessee limited liability company of record in Instrument No. 20140711-0061121 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 11, 2014.

Joan M. Wendel having since died.

John D. Wendel is one in the same as John Wendel and John Douglas Wendel, Sr. See Power of Attorney.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (____) property known as 1532 Sunbeam Drive, Nashville, TN 37013.

[signatures appear on the following page]

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 30th day of September, 2022:

John D Wendel by Ryan Rafoth his attorney in fact

John D. Wendel, Sr. by Ryan Rafoth, his Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for John D. Wendel, Sr. ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30th day of September, 2022.

My Commission Expires: 8/10/25

Christina Indrei
Notary Public

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jennifer Harris, 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 10-3-22 (date of document).

Affiant Signature

10-3-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

