Name and Address of New Owner:
Casey Michelle Wiegand and Austin Matthew Wiegand
613 Cobble Court
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 925170 DEEDWARR
10/04/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20221004-0109580

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 172-12-0B-217-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ana Margarita Woc Colburn, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Casey Michelle Wiegand and Austin Matthew Wiegand, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Section 11, Bradford Hills, R-15 Residential P.U.D., of record in Book 7900, page 496, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ana Margarita Woc Colburn, a single woman, from Kimberly A. Margrave, a married woman, by Warranty Deed dated July 19, 2018 and recorded July 23, 2018 in Instrument #20180723-0071397, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of September, 2022.

_____(SEAL)
Ana Margarita Woc Colburn

STATE OF Arizona
COUNTY OF Maricopa

On this 27th day of September, 2022, before me personally appeared Ana Margarita Woc Colburn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2022.

_____
Notary Signature
My commission expires:

MICHAEL CHILDRESS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587470
Expires July 29, 2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $517,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **9/27/2022** (date of document).

Affiant Signature

9/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **September**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

