Warranty Deed

Karen Johnson Davidson County Batch# 942271 DEEDWARR 11/17/2022 11:34:30 AM 3 pgs Fees: $18.00 Taxes: $2,282.90 20221117-0122370	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $617,000.00. Affiant Subscribed and sworn to before me, this the 10th day of November, 2022. Notary Public My commission expires: 3/26/25

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stuart Ross	Fifth Third Bank ~~New Owner(s)~~	084-10-0-066.00
200 Bermuda Drive	P.O. Box 630170	
Nashville, TN 37214	Cincinnati, OH 45263	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HEATHER DECKER, A MARRIED WOMAN, FKA HEATHER PENNEY***, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **STUART ROSS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 92 on the Plan of Donelson Meadows, Section 2, according to plat and survey of same appearing of record in Plat Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Earnest D. Deal and wife, Martha A. Deal by Warranty deed from Frank W. Cheatham and wife, Margaret J. Cheatham of record in Book 5197, page 66, Register's Office for Davidson County, Tennessee, dated September 09, 1977 and recorded on September 15, 1977.

Being the same property conveyed to Heather Penney by Warranty deed from Earnest D. Deal and Martha A. Deal, husband and wife of record in Instrument No. 20211013-0137362 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 13, 2021. Heather Penney having since married and is now known as Heather Decker.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 200 Bermuda Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of November, 2022.

Heather Decker

Heather Decker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Heather Decker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of November, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25

***William Decker, Jr.**, spouse of Heather Decker, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

William J. Decker

William Decker, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **William Decker, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of November, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on November 10, 2022.

Signature – Larry N. Westbrook

Date: November 17, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of November, 2022.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY