39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 954479 DEEDWARR
12/22/2022 12:42:38 PM 2 pgs
Fees: $13.00 Taxes: $2,390.63
20221222-0132167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $646,117.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MST 2022-1668

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard S. Wertz and Lizbeth L. Wertz	NEW OWNER	160-03-0-001.00
1318 CAMELOT DR (NAME) ~~5176 Regent Drive~~	(NAME)	
LIBERTY, MO (ADDRESS) 64068 ~~Nashville, TN 37220~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Madison G. Fletcher, married and Grant W. Fletcher, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard S. Wertz and Lizbeth L. Wertz, Trustees of the Richard S. Wertz and Lizbeth L. Wertz, Trust Agreement dated May 31, 2012** HEREINAFTER CALLED THE GRANTEES, 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. 312 on the Plan of Haileywood Estates, Section 8-C of record in Plat Book 3106, Page 78, 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 Madison G. Fletcher and Grant W. Fletcher by Warranty deed from Daniel Oliver and Jennifer Oliver, husband and wife of record in Instrument No. 20190315-0023981 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 15, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 78, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3339, Page 54, in the Register's Office for Davidson County, Tennessee

This property, known as 5176 Regent Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this 20th DAY OF DECEMBER, 2022.

Madison G. Fletcher

William Alexander Russell joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

William Alexander Russell

Grant W. Fletcher

Carla Fletcher joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

Carla Fletcher

STATE OF Tennessee

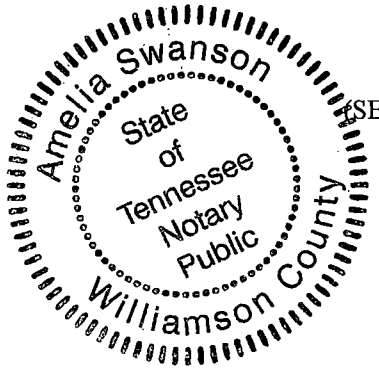
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Madison G. Fletcher, William Alexander Russell, Grant W. Fletcher, and Carla Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of December, 2022.

Notary Public

My commission expires: 4/24/23



(SEAL)