NEW OWNER:
Lauryn Hewett and Aaron Litvack
2423A Inga Street
Nashville, TN 37206

SEND TAX BILLS TO:

Wesley Mortgage, LLC
9009 Carothers Pkwy, Ste A3
Franklin, TN 37067

MAP & PARCEL
072-13-0V-001.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-439

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 959423 DEEDWARR
01/09/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.13
20230109-0001866

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($544,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Rene Cutler, unmarried** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Lauryn Hewett and Aaron Litvack, wife and husband** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2423 A on the Plan of 2423 Inga Cottages, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2423 Inga Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086611, 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 Rene Cutler, unmarried by Warranty deed from Two J's LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190125-0007705, Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 25, 2019.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given January 16th, 2023 at 5:00 pm.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9th day of January, 2023.

Rene Cutler

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Rene Cutler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2023.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **544,900.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of January, 2023.

NOTARY PUBLIC

My commission expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/9/23

GEORGE E. MUDTER, JR.
Dated 1/9/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/9/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

