Name and Address of New Owner:
Jeffrey Wimmer
4220 Old Hickory Blvd
Old Hickory, TN 37138

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 962339 DEEDWARR
01/19/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20230119-0004293

Map & Parcel No: 064-09-0-131.01

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, **Myrna Crutcher**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey Wimmer,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northeast 45 feet of Lot No. 18, Block 4 on the Plan of Berryville of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot 18 fronts 45 feet in the easterly side of Old Hickory Boulevard, and extends 150 feet between parallel lines to a dead line measuring 45 feet.

Included in the above legal description, but expressly excluded therefrom is a Right of Way Deed for Highway Purposes of record in Book 5642, Page 98, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph C. Brenner, unmarried by Warranty deed from Pamelia A. Nichols, unmarried of record in Instrument No. 20091130-0109078 Register's Office for Davidson County, Tennessee, dated November 24, 2009 and recorded on November 30, 2009. Joseph C. Brenner having since died on November 18, 2012, leaving a Last Will & Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 13P41. Affidavit of Heirship of record in Instrument No. 20130111-0003745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 18th day of January, 2023.

Myrna Crutcher (SEAL)
Myrna Crutcher

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 Myrna Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of January, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Myrna Crutcher
(Affiant)

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Sworn to and subscribed before me this
18th day of January, 2023.

Notary Public
My commission expires:_____

File No. GNT-23-2563

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-18-23.

Affiant Signature

1-18-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of January, 2023

Notary Signature

My Commission Expires: 9-9-24

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON