WARRANTY DEED

File #22374

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF ~~FEBRUARY~~ January, 2023. 16 DG

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Schmunk and Benjamin Schmunk	NEW OWNER	161-10-0B-198.00-CO
(NAME)	(NAME)	
4812 Enoch Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7100		
(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, **Diane C. Wight, f/k/a Diane Borders, and Clifford Wight, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Schmunk and Benjamin Schmunk, married to each other,** HEREINAFTER CALLED THE GRANTEE, 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 44, phase eleven, Plan of Villages of Brentwood (now known as Brentwood Summit), as shown on plat of record in Plat Book 9700, Page 949, amended in Instrument No. 200312190181287, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diane Borders and Clifford Wight, as joint tenants with rights of survivorship by Warranty deed from Christopher Blake Jones, and wife, Casey A. Jones of record in Instrument No. 20080402-0033264 Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 02, 2008. Diane Borders having since married Clifford Wight, and is now known as Diane C. Wight.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4812 Enoch Drive, Nashville, TN 37211-7100
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 962842 DEEDWARR
01/20/2023 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $2,068.30
20230120-0004641

202301200004641

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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 19th day of January, 2023.

Diane C. Wight

Diane C. Wight

STATE OF Connecticut
COUNTY OF New Haven

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Diane C. Wight**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2023.

My commission expires: February 28, 2027

Notary Public

Ethan Donovan
Notary Public Connecticut
My Commission Expires
02/28/2027

Clifford Wight

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Clifford Wight**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of January, 2023.

My commission expires: Sept 25, 2026

Notary Public

ALMA M. ELIAS-SANCHEZ
Notary Public - California
Riverside County
Commission # 2418347
My Comm. Expires Sep 25, 2026

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-16-23.

Affiant Signature

1-20-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY