Karen Johnson Davidson County
Batch# 966075 DEEDWARR
01/31/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20230131-0007221

WARRANTY DEED

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

File No. DH-23-3863

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 08/03/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter C. Wilson and Melani W. Wilson	Same as	
(NAME)	(NAME)	
10510 Vermilyea Pass	New Owner	083-09-0-300.00
(ADDRESS)	(ADDRESS)	
Fort Wayne IN 46804		
(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, I/we, **Andy Detwiler and Elizabeth M. Detwiler, f/k/a Elizabeth M. Foster, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter C. Wilson and Melani W. Wilson, husband and wife**, 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 No. 126 on the Plan of Subdivision of the A. V. S. Lindsley, 29 acre Tract of record in Plat Book 57, Page 66, 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 Andy Detwiler and Elizabeth M. Foster, husband and wife, by Quitclaim Deed from Andy Detwiler, a married man, of record in Instrument No. 20151228-0129555 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on December 28, 2015. The said Elizabeth M. Foster subsequently changed her name to Elizabeth M. Detwiler. Elizabeth M. Detwiler and Elizabeth M. Foster are one and the same person.

This is property more commonly known as 1412 Ordway Place, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 31st day of January, 2023.

Andy Detwiler by Ryan Lux, his attorney in fact
Andy Detwiler by Ryan Lux, his
Attorney-In-Fact

Elizabeth M. Detwiler by Ryan Lux, attorney in fact
Elizabeth M. Detwiler by Ryan Lux,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2023, before me personally appeared Ryan Lux who acknowledged that he is Attorney in Fact for Andy Detwiler and Elizabeth M. Detwiler and that this instrument was executed on behalf of the said Andy Detwiler and Elizabeth M. Detwiler for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202301310007220___ in the Register's Office for Davidson County, Tennessee.

D. Hardwick
Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

After recording, return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 true and exact copy of the original document executed and authenticated according to law on **January 31, 2023**.

Date

D Hardwick

Affiant Signature

January 31, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **Janauary**, 20**23**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026