Karen Johnson Davidson County
Batch# 972866 DEEDWARR
02/22/2023 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,368.63
20230222-0012370

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $369,900.00 Affiant Subscribed and sworn to before me, this the 17 day of February, 2023. Notary Public My Commission Expires: 01/26/2025 (AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: Dennis R. Britt	Send Tax Bills to: **Dennis R. Britt**	Map-Parcel No.(s): 086-08-0-101.00
1905 Welsenboro Circle	**1000 Virginia Hill Drive**	
Hermitage, TN 37076	**Mt. Juliet, TN 37122**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carin Lewis, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis R. Britt

HEREINAFTER CALLED THE GRANTEE, HIS 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. 355, on the Plan of Camden Woods, Phase I, of record in Book 6900, Pages 697 and 698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Carin Lewis, a single woman, by Warranty Deed from Kimberly Gigliotti, unmarried, dated 5/28/2014 and recorded 6/3/2014 in Instrument No. 20140603-0047537, Register's Office for Davidson County, Tennessee.

Nathan Hartzler, hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title, and interest in the above described property by virtue of his marriage to Carin Lewis.

The above described property is not the principal or marital residence of the grantee, grantee's spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1905 Welsenboro Circle, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 day of February, 2023.

Carin Lewis

Carin Lewis

STATE OF CALIFORNIA
COUNTY OF EL DORADO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carin Lewis with whom I am personally acquainted with (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 Nashville, Tennessee, this 17 of February, 2023.

Kevin P. Jamieson
Notary Public

My Commission Expires: 05-13-26.

(SEAL)

KEVIN P. JAMIESON
COMM. # 2404214
NOTARY PUBLIC - CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAY 13, 2026

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 17 day of February, 2023.

Carin Lewis

Nathan Hartzler

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carin Lewis and Nathan Hartzler with whom I am personally acquainted with (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 (City)_____, (State) _____ this _____ of February, 2023.

Notary Public

My Commission Expires:

(SEAL)

SEE ATTACHED DOC. KJ. 2/17/23.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ELDORADO)

On 02-17-2023 before me, KEVIN P. JAMIESON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared NATHAN JOHN HARTZLER,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEVIN P. JAMIESON
COMM. # 2404214
NOTARY PUBLIC - CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAY 13, 2026

Signature Kevin P. Jamieson (Seal)

REF: TITLE & LOAN

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 21st day of February, 2023.

Ernest D. Bennett, III 02/21/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21st day of February, 2023.

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024