Karen Johnson Davidson County
Batch# 975085 DEEDWARR
02/28/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,573.43
20230228-0014252

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

W-VRES-23-1008

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **John Fumo and Michelle Gay Stauder** | **Churchill Mortgage Corporation** | |
| (NAME) | (NAME) | **076-14-0-008.00** |
| **1008 Grasshopper Ct** | **1749 Mallory Lane** | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | **Brentwood, TN 37027** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTON JAN VISSER AND WIFE, JENNIE LEE VISSER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN FUMO, AN UNMARRIED MAN, AND MICHELLE GAY STAUDER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 74 on the Plan of New Hope Meadows, Phase II of record in Plat Book 6900, Page 724, 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 Anton Visser and wife, Jennie Visser by Warranty Deed from Kelly J. Schmelhaus and husband Duane Schmelhaus of record in Instrument No. 20080728-0076909, Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 28, 2008.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377, as amended in Book 7567, Page 103, Book 7688, Page 804, Book 7934, Page 796 and Instrument No. 20030106 -0001976, and Amended in Instrument No. 20211122-0154918 and Amended in Instrument No. 20211122-0154919, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7557, Page 356, as re-recorded in Book 7567, Page 106 and as restated in Instrument No. 20030106-0001977, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common areas to HOA of record in Instrument No. 20080227-0019161, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Book 10208, Page 744, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7079, Page 196 and Book 7083, Page 475, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1008 Grasshopper Ct, Hermitage, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 27th DAY OF FEBRUARY, 2023.

Anton Jan Visser

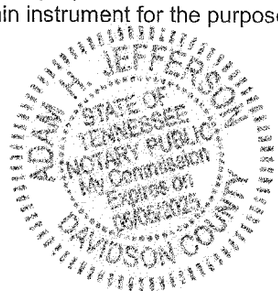
Jennie Lee Visser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTON JAN VISSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

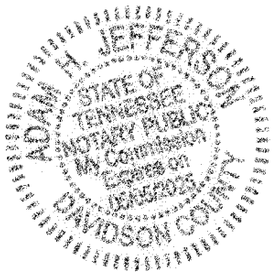



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIE LEE VISSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 2/27/23 (date of document).

Affiant Signature

Date 2/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

