Karen Johnson Davidson County
Batch# 978709 DEEDWARR
03/09/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20230309-0016999

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER

Felix Adetunji
6004 Port Anadarko Trail
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS

NEW OWNER

MAP-PARCEL:

097-04-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Gregg Markert as Administrator of the Wes G. Wammer Estate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Felix Adetunji,** hereinafter called the Grantees, 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 74 on the Plan of Lake Park, Section One, as of record in Plat Book 4175, Page's 134 and 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wes G. Wammer by Warranty Deed from Clifford A. Rockstead and wife, Suzanne E. Rockstead, dated August 26, 2003, of record in Instrument No. 20030908-0130474, Register's Office for Davidson County, Tennessee.
Wes G. Wammer now being deceased and pursuant to his Last Will and Testament he appointed Gregg Markert as Administrator/Executor/Personal Representative of his Estate as filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Probate No. 22P-822.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4429, Page 577 as amended in Book 4516, Page 751 ; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **4000 Port Cleburne Lane 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 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 our hands this 3 RD day of March, 2023.

Wes G. Wammer Estate
By: Gregg Markert, Administrator

STATE OF MI
COUNTY OF Kent

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gregg Markert as Administrator of the Wes G. Wammer Estate, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 01/01/2026

JOSEPHINE AULBACH
Notary Public - State of Michigan
County of Kent
My Commission Expires Jan 1, 2026
Acting in the County of

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $338,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 11-6-23

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 03/03/23

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date March 6 2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on March 6, 2023

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

