G#36538-8

Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 979205 DEEDWARR
03/10/2023 09:42:52 AM 2 pgs
Fees: $13.00 Taxes: $3,478.00

20230310-0017365

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$940,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2023.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carson Tobias Jungmichel **Scott James Jungmichel** **Denise Jungmichel**	**FirstBank**	**159-00-0-154-00**
1421 Old Hickory Blvd	**722 Columbia Ave**	
Brentwood, TN 37027	**Franklin, TN 37064**	

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

Leslie Severns, and husband, Joshua Severns, and William Caldwell, a married man

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

Carson Tobias Jungmichel, an unmarried man, as to an undivided 1/3 interest, Scott James Jungmichel, a married man, as to an undivided 1/3 interest, and Denise Jungmichel, a married woman, as to an undivided 1/3 interest, being held as joint tenants with right of survivorship

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. 190 on the Plan of Section Two, River Oaks, of record in Plat Book 4175, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Leslie Severns and husband, Joshua Severns, a one-half interest as tenants by the entireties, and William Caldwell, a one-half interest, the half interests as they relate to one another, as joint tenants with right of survivorship, by Warranty Deed dated June 7, 2013, from Shuaib B. Mohyuddin and wife, Hasina A. Mohyuddin of record in Instrument No. 20130611-0059519, Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the principal place of residence for William Caldwell.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 4175, Page 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7825, Page 97, Register's Office for Davidson County, Tennessee.

3) Restrictive Covenants contained in instrument of record in Book 4371, Page 678, Register's Office for Davidson County, Tennessee. Said restrictions are not applicable to portions thereof that have already expired.

4) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as: **1421 Old Hickory Blvd, Brentwood, TN 37027 .**

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 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(s) this **9th** day of **March, 2023.**

Leslie Severns

William Caldwell

Joshua Severns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Leslie Severns, Joshua Severns, and William Caldwell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **March, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24