WARRANTY DEED

Karen Johnson Davidson County
Batch# 980332 DEEDWARR
03/14/2023 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,153.04
20230314-0018333

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $581,903.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/13/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-11-26

Elaine M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3226

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Just One More Well, LLC		172-09-0A-104.00-CO
4944 Stillwood Dr.		
Nashville, TN 37220		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Earl E. Vastbinder and Joyce E. Vastbinder, husband and wife

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

Just One More Well, LLC

HEREINAFTER CALLED THE GRANTEE(S), 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. 104 on the Plan of Final Plat of Banbury Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Page 665 and 666, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Earl E. Vastbinder, and wife, Joyce E. Vastbinder by Warranty deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Instrument No. 199912280307840 Register's Office for Davidson County, Tennessee, dated December 15, 1999 and recorded on December 28, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 720 North Wickshire Way 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 in 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 hand on March 13, 2023.

Earl E. Vastbinder by Heidi Garber, his Attorney-In-Fact

Earl E. Vastbinder by Heidi Garber, his Attorney-In-Fact

Joyce E. Vastbinder by Heidi Garber, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Heidi Garber,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Earl E. Vastbinder and Joyce E. Vastbinder, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Earl E. Vastbinder and Joyce E. Vastbinder, and is authorized by Earl E. Vastbinder and Joyce E. Vastbinder to execute this instrument on their behalf.

Witness my hand and official seal, this March 13, 2023.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3226

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Diane March,** 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 this the 13th day of March, 2023.

Affiant Signature
Date 03/13/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

