BOX 10-A

PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 987476 DEEDWARR
04/03/2023 09 49 00 AM 2 pgs
Fees $13 00 Taxes $1,295 00

20230403-0023773

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$350,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steven Wener Jacob Bender	New Owner	096-13-0 006 00
(NAME)	(NAME)	
5049 Caspian Drive		
(ADDRESS)	(ADDRESS)	
Oceanside, CA 92057		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jo Ann White, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven Wener, a married man, as to a 50% undivided interest and Jacob Bender, an unmarried man, as to a 50% undivided interest ,** 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. 47 on the Plan of Perry Heights, of record in Plat Book 2900, Page 18, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 47 fronts 107 feet on the curving westerly margin of Wellman Drive and runs back between lines, 132.3 feet on the southerly side line and 130.1 feet on the northerly side line to a broken line at the rear measuring 155.6 feet thereon.

Being the same property conveyed to William A White and wife, Jo Ann White by deed of record in Book 5874, Page 327, Register's Office for Davidson County, Tennessee The said William A White having since died

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record

unimproved ☐

This is improved ☑ property, known as 2703 Wellman Drive, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my/our hands this 27th day of March, 2023

Jo Ann White

State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 27th day of March, 2023

Notary Public Kelsie Holloway
My Commission Expires 5/18/2024

File No 22750

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024