Karen Johnson Davidson County
Batch# 989023 DEEDWARR
04/05/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230405-0024965

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2023.

Notary Public

My commission expires: 07-06-26

**THIS INSTRUMENT WAS PREPARED BY**
**Lakeside Title & Escrow Series, LLC**
**854 Wren Road**
**Goodlettsville, TN 37072**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Renee E Goldsmith**<br>**Thomas R Goldsmith** | First Bank | **136-03-0B-051.00** |
| **3880 Priest Lake Dr., # 96** | 722 Columbia Ave | |
| **Nashville, TN 37217** | 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard Paul Wessels, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renee E Goldsmith and Thomas R Goldsmith*** 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:

Property known as: 3880 Priest Lake Dr., # 96, Nashville, TN 37217, County of Davidson

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 96, Building No. 24, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Richard Paul Wessels, married, by Quitclaim Deed from Richard Paul Wessels, married, dated 09/08/2020 and recorded 09/28/2020 in Instrument No. 20200928-0111212, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 136-03-0B-051.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is Improved property known as: 3880 Priest Lake Dr., # 96, Nashville, TN 37217.**

* wife and husband

LTE File No.: 23-1039TN

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 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/our hand(s) this 30th day of March, 2023.

Richard Paul Wessels

Diana Wessels

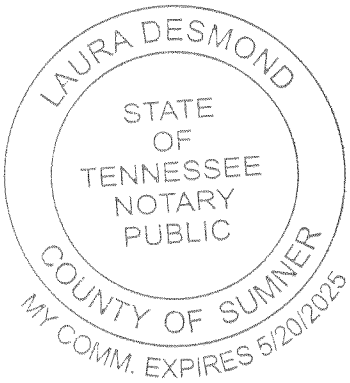
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2023, before me personally appeared **Richard Paul Wessels and Diana Wessels**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of March, 2023.

Notary Public

Commission Expiration:




LTE File No.: 23-1039TN

## True Copy Certification

I, **Pam Autry,** 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 30th day of March, 2023.

Affiant Signature
Date 03/30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

