This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20668-AP

Karen Johnson Davidson County
Batch# 990909 DEEDWARR
04/12/2023 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,207.05
20230412-0026860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $596,500.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Peter J. Wanca Megan M. Wanca 159 Antioch Pike Nashville, TN 37211	SWBC Mortgage Corporation 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	133-3-76.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Morey, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Peter J. Wanca and Megan M. Wanca, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND LOCATED IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF ANTIOCH PIKE, 50.28 FEET WEST OF THE R.O.W. RETURN OF SAID ANTIOCH PIKE AND COLBY DRIVE, SAID LAND BEING A PART OF LOT NO. 28 ON THE PLAN OF HINCHEY PETWAY PROPERTY OF RECORD IN MINUTE BOOK "I", PAGE 442, CHANCERY COURT AT NASHVILLE DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF ANTIOCH PIKE (60' WIDE PUBLIC R.O.W.), SAID ROD BEING LOCATED S 88°42'51" W 50.28 FEET FROM THE R.O.W. RETURN OF SAID ANTIOCH PIKE AND COLBY DRIVE AND BEING THE NORTHWEST CORNER OF THE JOHN F. COLLINS PROPERTY (BOOK 4249, PAGE 360 R.O.D.C., TN AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHICH IS IDENTIFIED AS "SECOND TRACT" IN INSTRUMENT # 20160219-0015768 R.O.D.C., TN; THENCE LEAVING SAID SOUTHERLY MARGIN OF ANTIOCH PIKE WITH SAID COLLINS S 01°21'22" W 238.77 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF LOT 10, GLENCOE ACRES, SECTION 3 OWNED BY NEYLAND PROPERTIES, LLC (INSTRUMENT #20140602-0047454 R.O.D.C., TN) AT SAID COLLINS SOUTHWEST CORNER; THENCE WITH THE NORTHERLY LINE OF SAID LOT 10 S 88°59'48" W 54.80 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF A TRACT OF LAND IDENTIFIED AS "FIRST TRACT" IN INSTRUMENT # 20160219-0015768 R.O.D.C., TN OWNED BY EMMA ESQUIBEL AND JEFFREY SCOT HUNTER; THENCE WITH SAID ESQUIBEL / HUNTER N 01°18'39" E 238.49 FEET TO AN IRON ROD (NEW) ON SAID SOUTHERLY MARGIN OF ANTIOCH PIKE; THENCE WITH SAID

SOUTHERLY MARGIN N 88°42'51" E 55.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 13088.54 S.F. OR 0.30 ACRES MORE OR LESS AS DESCRIBED BY A SURVEY DATED 10-10-2018 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING. INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

Being the same property conveyed to Michael Morey, a single man, by Warranty Deed from Emma Esquibel, a married woman, and Jeffrey Scot Hunter, a married man, dated October 26, 2018, recorded October 30, 2018, of record in Instrument No. 20181030-0107500, Register's Office for Davidson County, Tennessee.

This is improved property located at: **159 Antioch Pike, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2023.

GRANTOR:

Michael Morey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Morey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of April, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202304120026860

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4-12-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-12-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** April **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM