Karen Johnson Davidson County
Batch# 996807 DEEDWARR
04/27/2023 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,841.12
20230427-0030910

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $497,600.00.

Affiant

Subscribed and sworn before me this the 24th day of April, 2023.

Notary Public
My commission expires: 9.21.24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eugene Edmund Pinczewski	United Wholesale Mortgage, LLC	086-12-0A 051.00
233 Windmill Trail	PO Box 202028	
Hermitage, TN 37076	Florence, SC 29502-2028	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN WILSON AND STACY WILSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EUGENE EDMUND PINCZEWSKI, A SINGLE MAN, AND ANNA CLAIRE HEFNER, A SINGLE WOMAN, AS JOINT TENANTS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Three, Tulip Grove Pointe RS7.5 Cluster Subdivision, of record in Plat Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jonathan Wilson and Stacy Wilson, husband and wife, by deed dated 02/03/2020, from Andy Colbert and wife, Mary Kathryn Colbert, of record in Instrument No. 20200213-0016634, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 233 Windmill Trail, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JW SW

Witness my hand this the 24th day of April, 2023.

Jonathan Wilson

Stacy Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Wilson and Stacy Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2023.

My commission expires:

9-7-26

Notary Public

DAVIDSON COUNTY
BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-24-23.

Affiant Signature

4-25-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY