NEW OWNER:
SYDNEY N. MCWATERS
5624 SEESAW ROAD
NASHVILLE, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0304

Map & Parcel
172120B268.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 997436 DEEDWARR
04/28/2023 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20230428-0031527

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL F. HUMENY and ENID REINE HUMENY, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SYDNEY N. MCWATERS and WILLIAM A. MCWATERS, IV, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 178, Plan of Bradford Hills, Section Twelve, as shown on plat of the same of record in Plat Book 7900, Page 581, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MICHAEL F. HUMENY and ENID REINE HUMENY, husband and wife, by Warranty Deed from J. Michael Stephens and wife, Sonia Stephens, dated November 13, 2012, and of record in Instrument No. 20121115-0105644, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5624 SEESAW ROAD, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 581, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of April, 2023.

Michael F Humeny
MICHAEL F. HUMENY

Enid Reine Humeny
ENID REINE HUMENY

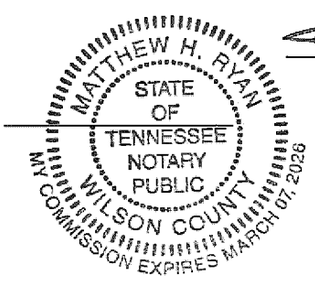
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL F. HUMENY and ENID REINE HUMENY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2023.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$470,000.00.**

Daniel Thompson
AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2023.

NOTARY PUBLIC

My commission expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 04/2482023 (date of document).

Affiant Signature

04/28/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

