THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1012157 DEEDWARR
06/07/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20230607-0043060

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Samuel Wehby and Deming Wehby 519 Bonerwood Drive Nashville, TN 37211	Owner	147-10-0-179.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Melissa Dawn Stamm, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Samuel Wehby and Deming Wehby, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Section Two, Parkview Estates, of record in Book 3700, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed by Warranty Deed from Dewit Tesfai and wife, Virginia Tesfai to Melissa Dawn Stamm, of record on 07/03/2012, at Instrument No. 20120703-0058679, Davidson County Register of Deeds.

This property is commonly known as 519 Bonerwood Drive, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 6th **day of June, 2023**:

Melissa Dawn Stamm

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Dawn Stamm** and **,** the bargainors, 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, this 6th day of **June, ~~2023;~~**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$459,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 6th DAY OF **June, 2023**:

Notary Public

My Commission Expires: 11/3/25

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 3, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 6th day of June, 2023.

Ernest D Bennett III 6/6/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 6th day of June, 2023.

Commission Expires: Sept 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024