2023-0594 - Phoenix Title

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017594 DEEDWARR
06/22/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230622-0047217

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Michelle Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2023.

Jill Swicegood
Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandi Dian Bruns	New Owner	044-15-0-146
(NAME)	(NAME)	
908 Lawrence Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **TMJ Investments LLC,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brandi Dian Bruns, an unmarried woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 280, on the Plan of Section A, Villages of Old Hickory, of record in Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Westermeier and Marie Jo Westermeier by Warranty Deed from Glenn A. Harris, as Agent Trustee of the Rose Spendthrift Trust uad September 25, 2002, dated 11/16/2012, of record in Instrument 201211200106844, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to TMJ Investments, LLC by Quitclaim Deed from Thomas G. Westermeier and wife, Marie Jose Westermeier, dated 06/29/2013, of record in Instrument 201307010067173, Register's Office for Davidson County, Tennessee.

This conveyance is 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) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 908 Lawrence Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of June, 2023.

TMJ Investments LLC

By: _____
Thomas G. Westermeier, Member

By: _____
Marie Jose Westermeier, Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas G. Westermeier and Marie Jose Westermeier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Members the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Thomas G. Westermeier and Marie Jose Westermeier, as such Members.

Witness my hand and Official seal this 21st day of June, 2023.

_____
Notary Public:
My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC TRACEY THUMPHOUS WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/21/23 (date of document).

Affiant Signature

6/21/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON