Karen Johnson Davidson County
Batch# 1025226 DEEDWARR
07/12/2023 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,474.45
20230712-0053240

Name and Address of New Owner:
Dalton Anthony Wanser and Marina Wanser
3025 Glenboro Drive
Hermitage, TN 37076

Send Tax Bills To: Nuwave Lending, LLC
3400 N. Central Expressway #110-295
Richardson, Tx 75080

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 087-01-0A-092-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Curtis M. Prichard and Abby Lynn Prichard, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dalton Anthony Wanser and Marina Wanser, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section Two, Chesney Glen of record in Book 9700, page 434, 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 Curtis M. Prichard and Abby Lynn Prichard, husband and wife, by Warranty deed from Patinna Gregory, dated 6/30/2020 and filed of record in Instrument No. 20200707-0073245, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3025 Glenboro Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of July, 2023.

Curtis M Prichard
Curtis M. Prichard (SEAL)

Abby Lynn Prichard
Abby Prichard (SEAL)

STATE OF Ohio
COUNTY OF Fairfield

On this 7 day of July, 2023, before me personally appeared Curtis M. Prichard and Abby Prichard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this day of July, 2023.

Notary Signature Esther Rosa
My commission expires: 10/16/2027

NOTARY PUBLIC STATE OF OHIO

ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 4f0b162a-9c8b-4b3f-b564-9ec5efcc6b7e
202307120053240

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $398,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 07 day of July, 2023.

Affiant Signature
Date 7-07-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024