Karen Johnson Davidson County
Batch# 1026812 DEEDWARR
07/17/2023 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230717-0054526

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238484

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$550,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14 day of July, 2023.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires 8-20-2023

WARRANTY DEED

THIS INDENTURE, made this 13th day of July, 2023, among:

JUSTIN DEWAARD AND MEGAN R. DEWAARD, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BENJAMIN SOTTEK AND MADISON HAMILTON SOTTEK, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin DeWaard and Megan R. DeWaard, husband and wife by deed from Peter S. McNeilly and Anitha Danielle McNeilly, husband and wife, dated February 21, 2020, of record in Instrument No. 20200224-0019848, Register's Office for Davidson County, Tennessee.

This property being known as 510 Elaine Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Justin DeWaard

Megan R. DeWaard

State of Michigan
County of Ottawa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Justin DeWaard and Megan R. DeWaard**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2023.

KATIE STAROBA
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
ACTING IN THE COUNTY OF Ottawa
MY COMMISSION EXPIRES FEB. 19, 2028

Notary Public
My Commission Expires: 2/19/2028

Owner Name & Property Address:

Benjamin & Madison Sottek
510 Elaine Dr.
Nashville, TN 37211

Responsible Party For Taxes:

Legacy Home Loans
1036 Stearman Dr Ste 6
White House, TN 37188

Tax ID: 133-13-115.00

True Copy Certification

I, **Pam Autry,** 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 13th day of July, 2023.

Affiant Signature

Date 7/14/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON