NEW OWNER:
Jessie Brumley, McKenzi Goebel, and Kevin Goebel
416 Scotts Creek Trail
Nashville, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-276

MAP & PARCEL
075-12-0A-103-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1029030 DEEDWARR
07/20/2023 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,467.42
20230720-0056138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINETY SIX THOUSAND SIX HUNDRED AND 00/100 DOLLARS ($396,600.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Eli Ziegler, a married man, and Andrew Wilson, a married man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto : **Jessie Brumley and McKenzi Goebel, husband and wife, and Kevin Goebel, a married person** ("Grantees"), their successors 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 in Davidson County, Tennessee, being Lot No. 4 on the Plan of Greer Meadows at Cedar Creek, Section Three, Phase 1, of record in Instrument No. 20010920-0101748, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eli Ziegler, a married man and Andrew Wilson, a married man, as tenants in common by Warranty Deed from Doug Wright, a married man of record as Instrument No. 20220929-0107578 in the Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 29, 2022.

Being also known as 416 Scotts Creek Trail, Hermitage, TN 37076.

NOTE: Neither Grantor, Eli Ziegler and Andrew Wilson, resided on the subject property as their primary residence with their spouses. Therefore, no marital interest to be conveyed.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of July, 2023.

Eli Ziegler

Andrew Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Eli Ziegler and Andrew Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of July, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **396,600.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of July, 2023.

NOTARY PUBLIC

My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Katie Smith, 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 7/17/23.

Date

Affiant Signature

7/17/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of July, 2023.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY