Karen Johnson Davidson County
Batch# 1029514 DEEDWARR
07/21/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230721-0056518

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544679

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2023.

Notary Public
My Commission Expires: 9/16/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wehrhan Revocable Trust 1404 Market Square Hermitage TN 37076	New Owner	Tax Parcel ID No. 086 07 0 168.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth F. Liston, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Wehrhan and Karmen Wehrhan, Trustees of Wehrhan Revocable Trust dated January 24, 2023**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Planned Unit Development, Phase V-B, Revised, Jackson's Retreat, as of record in Book 6250, page 905, Register's Office for said County.

Said Lot No. 236 fronts 72.15 feet on the Northerly side of Market Square and runs back 145.73 feet on the Easterly lot line and 153.64 feet on the Westerly lot line, to a line in the rear which measures 54.85 feet thereon.

Being the same property conveyed to Elizabeth F. Liston, by Warranty Deed from Lyman F. Holland, III and wife, Linda K. Holland, of record in Book 9651, Page 280, in the Register's Office of Davidson County, Tennessee, dated April 11, 1995 and recorded on April 21, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Planned Unit Development, Phase V-B, Revised, Jackson's Retreat, as recorded in Plat Book 6250, Page(s) 905.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5741, Page 360.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6806, Page 256.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1404 Market Square Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2023.

Elizabeth F. Liston

Elizabeth F. Liston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth F. Liston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 7-14469-KP

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/20/23 (date of document).

Emma Howard

Affiant Signature

Date: 7/20/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

