Karen Johnson Davidson County
Batch# 1030101 DEEDWARR
07/24/2023 02 43 52 PM 3 pgs
Fees $18 00 Taxes $2,717 65
20230724-0056982

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $734,500 00. Affiant Subscribed and sworn to before me, this the 20th day of July, 2023 SHERYL L CALDWELL Notary ID #6139715 My Commission Expires July 9, 2025 Notary Public My commission expires July 9, 2025
THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100	

Address of New Owner(s) as follows.	Send Tax Bills To.	Map/Parcel Numbers.
John Robert Werther and Elizabeth McKee Werther	New Owner	160-03-0-088 00
5324 Anchorage Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER R. SMITH, AN UNMARRIED PERSON, AND LEA M. MATTHEWS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ROBERT WERTHER AND ELIZABETH MCKEE WERTHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 225 on the Plan of Haileywood Estates, Section 8-A of record in Plat Book 2854, Page 82, 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 Jennifer R. Smith and Lea M. Matthews by Warranty deed from Mary S Burke (A/K/A Mary Helen Burke), an unmarried person of record in Instrument No. 20050804-0091685 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on August 4, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 5324 Anchorage Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2023.

Jennifer R. Smith

Lea M. Matthews

STATE OF ~~TENNESSEE~~ TEXAS SLC
COUNTY OF ~~DAVIDSON~~ SLC Galveston

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Jennifer R. Smith~~ SLC and Lea M. Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th SLC day of July, 2023.

SHERYL L CALDWELL
Notary ID #6139715
My Commission Expires
July 9, 2025

Notary Public

My Commission Expires July 9, 2025

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2023.

Jennifer R. Smith

Lea M. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer R. Smith ~~and Lea M. Matthews,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this ~~20th~~ 17th day of July, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires. 3·3·25