Karen Johnson Davidson County
Batch# 1042534 DEEDWARR
08/25/2023 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230825-0066478

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

(Affiant)

Sworn to and subscribed before me this 22nd day of August, 2023.

DESIREE SAILEMA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Neil Widmer
7228 Legacy Dr
Nashville TN 37013
Antioch

Send Tax Bills To:
Same

Map & Parcel No: 182-06-0A-245.00-CO

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,

Pa Coeng, a married man, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Neil Widmer, an unmarried man, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 255, on the Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0445707, as corrected by Surveyors Certificate of Correction of record in Instrument No. 20041021-0126628, in the Registers office of Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Pa Coeng, a married man by Warranty deed from Ikponmwosa Aluyi, married of record in Instrument No. 20200710-0075589 Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 10, 2020. (Value of consideration shown in aforementioned deed $265,000.00.)

This is __X___ improved _____ unimproved property also known as 7228 Legacy Drive, Nashville, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. 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 22nd day of August, 2023.

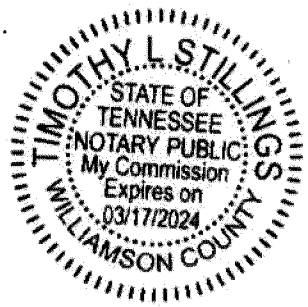
_____(SEAL)
Pa Coeng

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of August, 2023, before me personally appeared **Pa Coeng**, 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 22nd day of August, 2023.

_____
Notary Public: TIMOTHY L STILLINGS
My commission expires: 03/17/2024



File No. 2023-617

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 22, 2023.

J. Carlton Drumwright

August 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY