Karen Johnson Davidson County
Batch# 1046318 DEEDWARR
09/05/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230905-0069483

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-3001

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of August, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allison Zemaitis and Tori Caplenor 1440 Pawnee Trail Madison, TN 37115	InterLinc Mortgage Services, LLC 10613 West Sam Houston Parkway North Suite 200 Houston, TX 77064	063-02-0-125.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shannon M.C. Wilhelm, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison Zemaitis and Tori Caplenor, spouses married to each other

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of real estate in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee being Lot No. 1, Final Plat of the M. R. Stokes, Subdivision No. 1, of record in Plat Instrument No. 20030203-0014464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher J. Wilhelm and Shannon M. Wilhelm by Warranty deed from Kathy Allen, unmarried of record in Instrument No. 20160616-0061114 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 16, 2016.

Being the same property conveyed to Shannon M. C. Wilhelm by Quitclaim deed from Christopher John Wilhelm of record in Instrument No. 20220309-0026652 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 09, 2022.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1440 Pawnee Trail, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of August, 2023.

Shannon M.C. Wilhelm

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of August, 2023, before me personally appeared Shannon M.C. Wilhelm, 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 31st day of August, 2023.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/23.

Affiant Signature – Joshua A. Terry

9/5/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/5/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24