Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 1046841 **DEEDWARR** 09/07/2023 10 31 18 AM 2 pgs Fees $13 00 Taxes $2,127 50 20230907-0070126	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **575,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 08/30/2023 Notary Public MY COMMISSION EXPIRES 1/28/26 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To

FOUR STAR TITLE

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4708

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Vanessa P. McElreath	**United Wholesale Mortgage, LLC**	**073-01-0-061**
(NAME) **1813 Riverwood Drive**	(NAME) **P.O Box 202028**	
(ADDRESS) **Nashville, TN, 37216**	(ADDRESS) **Florence, SC29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benjamin Feltz and Renee Feltz, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa P. McElreath, a single woman** 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:

Being Lot No. 5 and part of Lot No. 6 on the Plan of Moss Rose Heights, Section 2, not of record, and described as follows: Beginning at a point at the common corner of Lots 4 and 5, on the easterly side of Maxey Lane and running in a southerly direction with the said Maxey Lane, now Riverwood Drive, 70 feet to a point; thence running in a northeasterly direction 170 feet to a point; thence in a northerly direction 75 feet to a stake at the common corner of Lots 4 and 5; thence running southwesterly, 170 feet to the beginning.

Being the same property conveyed to Benjamin Feltz, unmarried by Deed dated April 29, 2019, from Laura Jo Serbon, married, recorded May 2, 2019, in Instrument Number 20190502-0040856, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1813 Riverwood Drive, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 29 day of **August, 2023**.

Benjamin Feltz

Renee Feltz

STATE OF Michigan
COUNTY OF Washtenaw

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Benjamin Feltz and Renee Feltz,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 29 day of **August, 2023**.

ERIN O'HARA
Notary Public, State of Michigan
County of Wayne
My Commission Expires May 1, 2025
Acting in the County of Washtenaw

NOTARY PUBLIC

My Commission Expires: 5/2/25