Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1050321 DEEDWARR
09/15/2023 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230915-0072471

39-B
File #23-1177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Morgan Davis Wedgworth III and Jenna Rogalski Wedgworth, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Christopher Andrus and Beth Andrus, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 of Block "D" on the Plan of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee. Said Lot No. 35 of Block "D" fronts 75 feet on the easterly margin of Woodmont Lane and extends back 178.9 feet on the northerly line and 171.7 feet on the southerly line to a broken line in the rear, measuring 91.5 feet thereon.

Being the same property conveyed to Morgan Davis Wedgworth III and Jenna Rogalski Wedgworth, husband and wife by deed from Mackey Oneal White and Jan Goodman White, husband and wife, dated November 9, 2021 of record in Instrument No. 20211110-0150125, and corrected by Scrivener's Affidavit of record in Instrument No. 20230901-0068959, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3710 Woodmont Lane, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Michael Christopher Andrus **3710 Woodmont Lane** **Nashville, TN 37215**	New Owner	**116-12-0-073.00**

WITNESS THE EXECUTION HEREOF this 6th day of September, 2023.

Morgan Davis Wedgworth III

Jenna Rogalski Wedgworth

State of South Carolina
County of Charleston

On this 6th day of September, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Morgan Davis Wedgworth III and Jenna Rogalski Wedgworth, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 950,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of September, 2023.

Notary Public

My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 9/6/23.

Affiant Signature – Joshua A. Terry

9/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/13/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27