Karen Johnson Davidson County
Batch# 1097066 DEEDWARR
02/01/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240201-0007208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent LoTempio and Savannah LoTempio, Husband and Wife	Ascend Federal Credit Union (NAME)	
113 Draper Drive (ADDRESS)	PO Box 1210 (ADDRESS)	033-04-0-028.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Chester Michael Waggoner, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vincent LoTempio and Savannah LoTempio, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that 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. 22, on the Plan of Goodlettsville Heights, Section III of record in Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with that portion of abandoned right-of-way extending from owner's boundary line to the center of said right-of-way, conveyed by the City of Goodlettsville, a Tennessee Municipal corporation as referenced in that Abandonment of Roadways of record in Book 8742, Page 447, Register's Office for Davidson County, Tennessee, right-of-way more particularly described as follows:

A 50-foot right-of-way between Lots 21 and 22 running from Draper Drive south to the rear property line, measuring 50.2' at the southernmost point, being on the plat of Goodlettsville Heights Subdivision (Subdivision No. 51-42), Section 3, recorded November 19, 1951 in Plat Book 1835, Page 98, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chester Michael Waggoner and wife, Dixie Jackson Waggoner by deed from Douglas H. Williams and wife, Bessie M. Williams of record in Book 4886, page 417, Register's Office for Davidson County, Tennessee, dated January 30, 1975 and recorded on February 03, 1975. Chester Michael Waggoner died on or about December 30, 2016, leaving Dixie Jackson Waggoner, as surviving tenant by the entirety. Dixie Jackson Waggoner died on or about January 20, 2023. See also, Last Will and Testament of record in Instrument No. 20230503-0032844 and Order for Muniment of Title in Instrument No. 20230503-0032843, Register's Office for Davidson County, Tennessee.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 113 Draper Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 1st day of February, 2024.

Chester Michael Waggoner, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chester Michael Waggoner, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2024.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 1ST day of FEBRUARY, 2024.

Date: 02-01-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 1ST day of FEBRUARY, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY