NEW OWNER:
KYLE DEVIN WYTTENBACH
4318 BATON ROUGE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Kyle Wyttenbach
4318 Baton Rouge Dr.
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0054

Map & Parcel No.: 07511026100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1103335 DEEDWARR
02/21/2024 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $810.30
20240221-0011962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Nineteen Thousand and 00/100 Dollars ($219,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KARISA PHILLIPS and THOMAS HAMPTON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KYLE DEVIN WYTTENBACH, a single man** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 87-B, Zone Lot Division Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 & 107 Rachel's Square, Section Two, as shown on the plat of the same of record in Plat Book 6250, Page 542, which amended the plat of record in Plat Book 6050, Page 124, in the Register's Office for Davidson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to KATHY L. HARDMAN, a single woman, by Warranty Deed from TAMORAH J. COOK, an unmarried person, dated January 7, 2019, and of record in Instrument No. 20190110-0002769, Register's Office for DAVIDSON County, Tennessee. Kathy L. Hardman is now deceased, having died a widow and intestate on June 20, 2023 in Davidson County, Tennessee. For further reference to title, see Affidavit of Inheritance, of record in Instrument No. 20230818-0064721, Register's Office for Davidson County, Tennessee, whereby the property owned by Kathy L. Hardman at the time of her death passed to her only heirs-at-law, her children: Karisa Phillips and Thomas Hampton.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **4318 BATON ROUGE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6050, Page 124, as amended in Plat Book 6250, Page 542, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of February, 2024.

KARISA PHILLIPS

THOMAS HAMPTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KARISA PHILLIPS and THOMAS HAMPTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of February, 2024.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$219,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of February, 2024.

NOTARY PUBLIC

My commission expires: 1/25/26

ED HUNGERFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Summer Barton 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 2/15/24 (date of document).

Summer Barton
Affiant Signature

2/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of February 2024

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24