THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246807**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2024. Notary Public My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1111388 DEEDWARR
03/15/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240315-0017849

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Mitchell Wehmeyer 2033 Westchester Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 050 02 0C 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brook Marin and Laura V. Marin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Mitchell Wehmeyer, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Thornton Grove PUD, Phase 1A, of record in Instrument No. 20200515-0051025, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brook Marin and Laura V. Marin, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20210607-0075722, in the Register's Office of Davidson County, Tennessee, dated June 04, 2021 and recorded on June 07, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Thornton Grove PUD, Phase 1A, as recorded in Instrument No. 20200515-0051025.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200608-0058652 as amended in Instrument Nos. 20201209-0143747 and 20230703-0050616.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190408-0031669.

Easement for Right of Way, recorded in Book 3068, Page 480.

Easement for Ingress and Egress, recorded in Book 5992, Page 654 and Book 6199, Page 559. Easement for Roadway, recorded in Book 6199, Page 554.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20150908-0091176 and 20190906-0090115.

Application for Greenbelt Assessment - Agricultural recorded in Instrument Nos. 20100225-0014378 and 20100225-0014379.

This is improved property located at 2033 Westchester Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2024.

Brook Marin

Laura V. Marin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brook Marin and Laura V. Marin, 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, at office, this 11th day of March, 2024.

ISHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/11/24 (date of document).

Affiant Signature

3/14/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON