Name and Address of New Owner:
Wagler Custom Homes, LLC
6214 East 750 North
Odon, IN 47562

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1128798 DEEDWARR
04/29/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20240429-0031120

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 050-14-0-259.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Cutler, a single man, by and through his Attorney-in-Fact, Steven P. Disser** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wagler Custom Homes, LLC, an Indiana Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 250 on the Plan of Parkwood Estates, Section 2, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot Number 250 fronts 80.7 feet on the northwesterly said of Moorewood Drive and extends back 158.7 feet on the northeasterly line and 145 feet on the southwesterly line to a dead line in the rear measuring 54.7 feet thereon.

Being the same property conveyed to Justin Cutler by Warranty Deed from Wells Fargo Bank, National Association as Trustee for Bear Stearns Asset Backed Securities I, LLC, Green Point Mortgage Funding Trust 2006-AR1, Mortgage Pass-Through Certificates, Series 2006-AR1, a National Association of record in Instrument No. 20130726-0077576 Register's Office for Davidson County, Tennessee, dated July 16, 2013 and recorded on July 26, 2013.

This is improved property located at 32147 Moorewood Drive, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2024.

Justin Cutler by (SEAL) his attorney-in-fact
Justin Cutler by Steven P. Disser, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of April, 2024, before me personally appeared **Steven P. Disser** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Justin Cutler,** and acknowledged that he executed the same as the free act and deed of the said **Justin Cutler.**

Witness my hand and seal this 29th day of April, 2024.

Notary Public
My commission expires: 5-9-26

AFFIDAVIT OF VALUE

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of April, 2024.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-24-3280

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.29.24.

Affiant Signature

4.29.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of April, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON