NEW OWNER:
Kyle Anspach and Jessica Bitsura
420 Old Oak Way
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner
420 OLD OAK WAY
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-165

MAP & PARCEL
086-04-0A-053-00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1130079 DEEDWARR
05/02/2024 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20240502-0032224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($475,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jonathan Robert Mash and Candace Johnson Mash, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Kyle Gregory Anspach, an unmarried person, and Jessica Rae Bitsura, an unmarried woman** ("Grantees"), their successors 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 in Davidson County, Tennessee, being Lot No. 38 on the Plan of Phase 2A Oakcrest of record in Plat Book 6900, Page 881, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Robert Mash and Candace Johnson Mash, husband and wife by Warranty Deed from Susan J. Peterson and Brian L. Peterson of record in Instrument No. 20170717-0071815, Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 17, 2017.

This is IMPROVED property also known as 420 Old Oak Way, Hermitage, TN 37076.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 1st day of May, 2024.

JONATHAN ROBERT MASH

CANDACE JOHNSON MASH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jonathan Robert Mash and Candace Johnson Mash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 2024.

NOTARY PUBLIC

My commission expires: 06-28-25

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **475,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of May, 2024.

NOTARY PUBLIC

My commission expires: 7/6/2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 1, 2024**.

Date

Affiant Signature

May 2, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **2** day of **May**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)