AN RECORDED RETURN TO
Midtown Title, LLC
704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-226628-DS

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136470 DEEDWARR
05/20/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20240520-0036966

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jacob Wiser and Meredith Wiser | New Owner | Parcel ID: 075 03 0 046.00 and |
| (NAME) | (NAME) | |
| 532 Albany Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David H. Douglas and Alita S. Douglas, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Wiser and Meredith Wiser, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a 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. 139 on the Plan of Tulip Grove, Section III, as of record in Book 3700, page 146, Register's Office for said county.

Said Lot fronts 102.30 feet on the west side of Albany Drive and runs back 140.09 feet on the north line and 144.55 feet on the south line, to a dead line in the rear on which it measures 19.23 feet.

Being the same property conveyed to David H. Douglas and wife, Alita S. Douglas from Thomas Owen Jacobs and wife, Ruth N. Jacobs by Warranty Deed dated June 12, 1986 and recorded on June 17, 1986 in Book 6888, Page 481, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 532 Albany Dr., Hermitage, TN 37076

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.

Witness our hands this 17 day of May, 2024

David H. Douglas

David H. Douglas

Alita S. Douglas

Alita S. Douglas

STATE OF TENNESSEE

COUNTY OF SUMNER

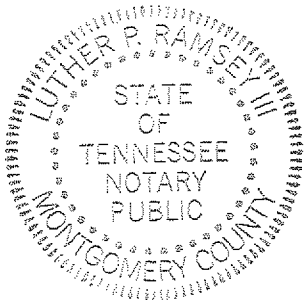
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David H. Douglas and Alita S. Douglas, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of May, 2024.

Notary Public

My Commission Expires: 8/12/24

(SEAL)



- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/17/24 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 5/17/24

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 17th **day of** May, 2024.

Bria Sawyers

**Notary Signature**

**MY COMMISSION EXPIRES:** 3/20/2028

**Notary's Seal (if on paper)**

