RETURN TO:
RS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $695,000.00.

Affiant

Subscribed and sworn before me this the 24th day of June, 2024.

Notary Public
My commission expires: 11-8-27

Karen Johnson
Batch # 1151031
06/26/2024 10:54:19 AM
Fees: $13.00 Taxes: $2,571.50

Davidson County
DEEDWARR
2 pgs

20240626-0047803

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amy J. Wedemeyer	OWNER	142-15-0B 010.00
113 Belle Glen Drive		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUIS A. SANCHEZ MUSY AND CAROLINA GARCIA, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **AMY J. WEDEMEYER, UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Belle Wood Glen, Second Amendment, of record in Plat Book 6900, Page 190, amended in Book 8132, Page 493, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Luis A. Sanchez Musy, a married man, by deed dated 09/18/2017, from Leonard E. Primm and wife, Leslee A. Primm, of record in Instrument No. 20170920-0096404, as corrected in Instrument No. 20171018-0106606, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 113 Belle Glen Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 24th day of June, 2024.

Luis A. Sanchez Musy

Carolina Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Luis A. Sanchez Musy and Carolina Garcia, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2024.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY