WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me on 10/09/24.

NOTARY PUBLIC

My Commission Expires: 3/15/2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1193751 DEEDWARR
10/15/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20241015-0079996

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Misty Perry 3104 Woodymore Drive Antioch, TN 37013	First Community Mortgage Inc. 262 Robert Rose Drive Murfreesboro TN 37129	150 06 0 225.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan R. Wesson and Jessica Koiner, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Misty Perry, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9B on the Plan of Zone Lot Division Lots 9 & 10 Woodymore Heights - Section 2, of record in Plat Book 6900, Page 131, amending Plat Book 5200, Page 645, 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 R. Wesson, a single man by Warranty Deed from Dale A. Long, an unmarried man, of record in Instrument Number 20190530-0051419, in the Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 30, 2019.
>
> Jessica Koiner, spouse of Jonathan R. Wesson, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Jonathan R. Wesson.
>
> This is improved property known as 3104 Woodymore Drive, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on 10/09/24.

Jonathan R. Wesson

Jessica Koiner

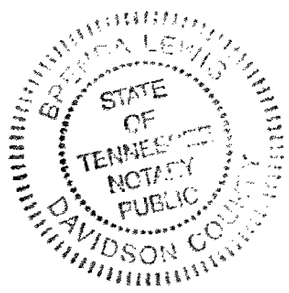
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/09/24, before me personally appeared Jonathan R. Wesson and Jessica Koiner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/09/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/9/24 (date of document).

Affiant Signature

10/15/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of October, 2024.

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025