Karen Johnson Davidson County
Batch# 1218617 DEEDWARR
12/20/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20241220-0099060

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 17th day of December, 2024. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Connor Dwyer and Rachel Dwyer	United Wholesale Mortgage LLC	127-00-0-236.00
7964 Saddle Ridge Trace	585 South Boulevard E	
Nashville, TN 37221	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL S. WERLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNOR DWYER AND RACHEL DWYER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 46 on the Plan of Saddle Ridge, Section 2, of record in Plat Book 5200, Page 367, 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 Robert W. Werle, et ux Carol S. Werle by Warranty Deed from Willie K. Davis of record in Book 6197, page 669, Register's Office for Davidson County, Tennessee, dated December 19, 1983 and recorded on December 20, 1983.

Being the same property conveyed to Cindly S. Smith, Trustee by Quitclaim Deed from Robert W. Werle and wife, Carol S. Werle of record in Book 9239, page 985, Register's Office for Davidson County, Tennessee, dated January 28, 1994 and recorded on February 03, 1994 and within the same deed the said Cindly S. Smith, Trustee conveyed his interest in the subject property to Carol S. Werle.

Being the same property conveyed to Robert W. Werle and wife, Carol S. Werle, as tenants by the entireties by Quitclaim Deed from Carol S. Werle of record in Instrument No. 20181004-0098593 Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on October 04, 2018. Robert W. Werle having sinced died on November 5, 2023 leaving Carol S. Werle as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7964 Saddle Ridge Trace, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December, 2024.

Carol S Werle

Carol S. Werle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol S. Werle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2024.

J B M

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 17. 2024.

Affiant Signature

20th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028