THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8369-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2025 Notary Public MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1256952 DEEDWARR 04/07/2025 08:25:30 AM 3 pgs Fees: $18.00 Taxes: $2,682.50 20250407-0025933	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Micklewright and Serena Micklewright	Mortgage Investors Group	
528 Moncrief Avenue	8730 E. Walker Springs Ln. Suite # 200	018-15-0-006.00
Goodlettsville, TN 37072	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Susan L. Mennenga n/k/a Susan Lee Ettner, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Micklewright and Serena Micklewright, 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. 75 on the plan of Second Revision of The Moncrief Subdivision, according to a survey made on March 5, 1953, by Stephen A. Draper, Surveyor, described as follows:

Said Lot No. 75 fronts 183.1 feet on the West side of Moncrief Avenue and runs back North 61 degrees 46 minutes West 966 feet on the South line, and runs back North 60 degrees 48 minutes West 438 feet; thence North 69 degrees West 269 feet to an old stump; thence North 61 degrees 45 minutes West 268 feet, and shows 166.3 feet on the rear line.

Being the same property conveyed to Susan L. Mennenga, a single woman by Warranty deed from Christopher Haggard and Stacy Haggard, husband and wife of record in Instrument No. 20180111-0003998 Register's Office for Davidson County, Tennessee, dated January 10, 2018 and recorded on January 11, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **528 Moncrief Avenue, Goodlettsville, TN 37072**

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 the 28 day of March, 2025.

Susan Lee Ettner
Susan Lee Ettner

STATE OF WISCONSIN
COUNTY OF WOOD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Lee Ettner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of MARCH, 2025.

My Commission expires: 3/27/2026

Notary Public

JOSHUA T PETERSON
NOTARY
PUBLIC
STATE OF WISCONSIN

True Copy Certification

I, Yvette Meldrum, 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 April 4, 2025

Signature
April 4, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 4, 2025

Notary's Signature

My Commission Expires: 4-8-2028

