Karen Johnson Davidson County
Batch# 1277130 DEEDWARR
05/23/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,697.30
20250523-0040737

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Walter Sells, Jr. and Hayley Todd Sells, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Lawrence Weiskopf and Janet Lynn Weiskopf, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Section Two, Fredericksburg of record in Plat Book 7900, Page 640, 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 Charles Walter Sells, Jr. and Hayley Todd Sells, husband and wife by Warranty Deed from Cynthia Ann Slatton, Unmarried of record in Instrument No. 20170727-0076111 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 27, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4853 Manassas Drive, Brentwood, TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Lawrence Weiskopf **4853 Manassas Drive** **Brentwood, TN 37027**	**NEW OWNER**	**171-03-0A-056.00**

WITNESS THE EXECUTION HEREOF this 21st day of May, 2025.

Charles Walter Sells, Jr. **Hayley Todd Sells**

State of Tennessee)
County of Davidson)

On this 21st day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles Walter Sells, Jr. and Hayley Todd Sells, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 729,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of May, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Angela Y. Poston-Williamson**, 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 5/21/25.

Angela Y. Poston-Williamson

5/22/25

Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 22nd day of May, 20 25.

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Lydia H. Weaver

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21