Name and Address of New Owner:
Michael Scott Evans
4958 Edmondson Pike #4
Nashville, TN 37211

Send Tax Bills To:
Michael Scott Evans
4958 Edmondson Pike #4
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1327268 DEEDWARR
09/26/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $617.90
20250926-0076902

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 147-07-0B-004.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alexander Thiemicke, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Scott Evans,** "the Grantee," the following described real estate in Davidson County, **Tennessee:**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A-4 on the Plan of Woodlea Place Townhomes, of record in Book 5050, Page 101, Register's Office for said county, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Thiemicke, an unmarried man by Warranty Deed from Zijad Becic dated, June 29, 2016 and recorded on July 01, 2016 of recorded in Instrument No. 20160701-0067586 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25 day of September, 2025.

_____(SEAL)
Alexander Thiemicke

STATE OF New York
COUNTY OF New York

On this 25 day of September, 2025, before me personally appeared Alexander Thiemicke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of September, 2025.

_____
Notary Signature
My commission expires: 09/28/2028

STEPHEN DELOATCH
Notary Public, State of New York
Reg. No. 01DE6409180
Qualified in New York County
Commission Expires 09/28/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

CWoodring
AFFIANT – CARLY WOODRING

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 25th day of September, 2025.

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 09-25-2025 (date of document).

Affiant Signature

09-25-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY