Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 160
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 288725 DEEDWARR
09/20/2019 08:58:09 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190920-0095615

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

M. Alex Mendl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2019.

Tara Jones
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-19-1333

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Allen and Charles J. Hicks	NEW OWNER	064-08-0A-021.00CO
(NAME)	(NAME)	
1333 Autumn Springs Ln.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **ANNA REIDELBACH AND ADAM REIDELBACH, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT H. ALLEN AND CHARLES J. HICKS, SPOUSES MARRIED TO EACH OTHER**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 21, SECTION ONE, MERRITT DOWNS, as shown on plat of record in Instrument No. 20010523-0053201, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anna C. Farish and Adam Reidelbach, wife and husband, by Warranty Deed from Stephen A. Wedding and Aeron N. Wedding, dated August 09, 2016, recorded on August 11, 2016, in Instrument No. 20160811-0083796, in the Register's Office of Davidson County, Tennessee. Anna C. Farish is now known as Anna Reidelbach.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s): 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1333 Autumn Springs Ln., Old Hickory, TN 37138
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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.

Grantors warrant that this instrument is effective as of the 16th day of September, 2019.

Anna Reidelbach

Anna Reidelbach

Adam Reidelbach

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Reidelbach and Adam Reidelbach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2019.

Stacy Hailey

Notary Public
My Commission Expires: 6-17-23

(SEAL)

STACY HAILEY
Notary Public, State of Texas
Comm. Expires 06-17-2023
Notary ID 130262990

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171