Karen Johnson Davidson County
Batch# 596145 DEEDWARR
03/22/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210322-0037037

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/12/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda McCaslin	New Owner	147 15 0 142.00
(NAME)	(NAME)	
550 Highcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, Stephen R. Ziegenfus and Rachel K. Ziegenfus, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Amanda McCaslin, unmarried woman, hereinafter called the GRANTEE(S), and/or her 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. 58 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Cherrywood Drive at the corner of Lots No. 58 and 95; thence with the line between said lots, Easterly 145 feet to the corner of Lot No. 60; thence with the line between Lots No. 58 and 60, Southerly 126.4 feet to the Northerly margin of Highcrest Drive; thence with the margin of the same, Westerly 132 feet to the beginning of a curve; thence around said curve, North-Westerly 39.3 feet to the East margin of Cherrywood Drive; thence with the margin of the same, Northerly 116 feet to the point of beginning. Being the same property conveyed to Stephen R. Ziegenfus and Rachel K. Ziegenfus by Warranty Deed from Opendoor Property Acquisition LLC, a Delaware limited liability company, dated 08/24/2018 and recorded 08/31/2018, of record in Instrument 201808310086791, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 550 Highcrest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 12th day of March, 2021 .

Stephen R. Ziegenfus

Rachel K. Ziegenfus

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen R. Ziegenfus and Rachel K. Ziegenfus, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of March, 2021.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

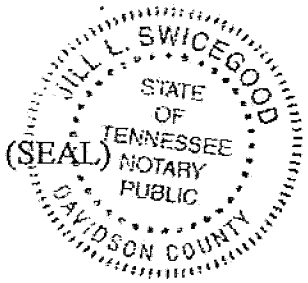
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900