WARRANTY DEED

Karen Johnson Davidson County
Batch# 658478 DEEDWARR
06/16/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210616-0081524

W-SB-CRE-21-908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abigail Josephine Mueller **Sharon Elizabeth Goodman Mueller and** **Glenn M. Mueller, Jr.**	Interlinc Mortgage Service	
(NAME) **908 Spence Enclave Ct**	(NAME) 5875 N. Sam Houston Pkwy Ste 300	094-16-0E-087.00-CO
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Houston, TX 77086	
(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 consideration, the receipt of which is hereby acknowledged, **AMY HENDON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL JOSEPHINE MUELLER, A SINGLE WOMAN AND SHARON ELIZABETH GOODMAN MUELLER AND GLENN M. MUELLER, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit 87 on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Amy J. Ziliak, unmarried by Warranty Deed from Christy Stephan, unmarried of record in Instrument No. 20161025-0112510 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 25, 2016.
**

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument 200611150141672, First Amendment in Instrument 200611170142842, Second Amendment in Instrument 200612130153595, Third Amendment in Instrument 200802220017508, Fourth Amendment in Instrument 200804230041404, Fifth Amendment in Instrument 200805070047102 and Sixth Amendment in Instrument 201004270031915, and Scrivener's Affidavit and Correction in Instrument Number 201004280032407, Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.
- Easement for electric power line granted Tennessee Electric Power Co. in Book 437, page 45, and 54 Register' s Office for Davidson County, Tennessee.
- Easement for electric power transmission lines granted United States of America in Book 1814, page 594 and 597, and Book 2026, page 616, Register' s Office for Davidson County, Tennessee.
- Easement for water main in Book 722, page 271, Register' s Office for Davidson County, Tennessee.
- Slope Easement in Book 5015, page 699, Register' s Office for Davidson County, Tennessee.
- Easement for right of way of Lebanon Pike granted to State of Tennessee in Book 2704, page 419, Register' s Office for Davidson County, Tennessee.
- Sign Lease in Book 7672, page 112, Register' s Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 5666, page 656, Register' s Office for Davidson County, Tennessee.
- Slope Easement in Book 5451, page 769, Register' s Office for Davidson County, Tennessee.
- Drainage Easement in Book 5451, page 769, Register' s Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200512190151715, Register' s Office for Davidson County, Tennessee.
- Easement in Instrument 200804090035677, Register' s Office for Davidson County, Tennessee.

**Amy J. Ziliak having since married and is now known as Amy Hendon
Amy Hendon and Amy J. Hendon being one in the same.

- Exception to Easement in Instrument 200602100016418 and Instrument 200602100016424, Register' s Office for Davidson County, Tennessee.
- Easement in Instrument 200901070001684, Register' s Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Spence Enclave Ct, Nashville, Tennessee 37210**.

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), 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.

Witness my/our hand(s) this the 11th DAY OF JUNE, 2021.

Amy Hendon
Amy Hendon f/k/a Amy J. Ziliak

Alan Hendon by Amy Hendon, Attorney in Fact
Alan Hendon by Amy Hendon, Attorney in Fact

Alan Hendon, spouse of Amy Hendon, hereby joins in this conveyance and does transfer and convey any and all marital interest Alan Hendon may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY HENDON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY HENDON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALAN HENDON, and who acknowledged he/she/they executed the same as the free act and deed of the said ALAN HENDON.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY