Karen Johnson Davidson County
Batch# 812027 DEEDWARR
02/25/2022 03:04:20 PM 2 pgs
Fees: $13.00 Taxes: $1,798.20
20220225-0021843

# Warranty Deed

| | |
|---|---|
| ROCCO J. MARCELLO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $486,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of February, 2022.<br>Notary Public<br><br>My commission expires: 5/5/25 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kathleen Susan Hedger and Troy Scott Hedger, Trustees of The Kathleen Susan and Troy Scott Hedger Family Trust 2019 | New Owner(s) | 105-10-0C-108.00-CO |
| 760 Wedgewood Park #108 | 6404 High Top Court | |
| Nashville, TN 37203 | Franklin, TN 37067 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ALLIE R. FEINER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN SUSAN HEDGER AND TROY SCOTT HEDGER, TRUSTEES OF THE KATHLEEN SUSAN AND TROY SCOTT HEDGER FAMILY TRUST 2019**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Unit located in Davidson County, Tennessee, Being Unit No. 108 of Wedgewood Park, a Condominium, as set forth in the master deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838 Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044, and Instrument No. 20110329-0024200 in the Register's Office for Davidson County, Tennessee, under the Provisions of Tennessee code annotated, Title 66. Chapter 27, Section 101, ET SEQ., as amended, Said Unit 108, being shown on exhibits "E1" and "E2" of said master deed, as amended together with an undivided percentage interest in the Common Elements as shown on Exhibit "E3" of said Master Deed, as amended.

Being the same property conveyed to Allie R. Feiner, a single woman by Warranty deed from Philip Hagood and Mary Hagood, husband and wife of record in Instrument No. 20170727-0076197 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 27, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 760 Wedgewood Park #108, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: B-ELAM-22-760-108

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2022.

**Allie R. Feiner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allie R. Feiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

Andrew Klein, spouse of Allie R. Feiner, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description they might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

**Andrew Klein**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 22nd day of February, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025