Karen Johnson Davidson County
Batch# 920447 DEEDWARR
09/22/2022 11:09:34 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00
20220922-0105401

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite
Nashville, TN 372

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAM

THE ACTUAL CONSIDERATI
GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 2022

Notary Public

MY COMMISSION EXPIRES: 4-24-23

(AFFIX SEAL)

MST 2022-1323

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kramer Hendricks and Melody Hendricks	New Owner	171-12-0A-056.00-CO
(NAME)	(NAME)	
6017 Ridge Farm Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert D. Speller and wife, Karen P. Speller,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kramer Hendricks and Melody Hendricks, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 55 on the Plan of Section Two, Addition to Brelan Park at Saddlewood, R40 Residential P.U.D. of record in Plat Book 7900, Page 963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert D. Speller and wife, Karen P. Speller by Warranty deed from Timothy L. Pannell, unmarried of record in Instrument No. 20080604-0057103 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 04, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 963, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8891, Page 850; supplemented in Book 9462, Page 398; amended and restated in Book 9480, Page 387, Book 9670, Page 494 and Instrument No. 20180608-0055204, Register's Office for Davidson County, Tennessee. Charter of Brelan Park at Saddlewood Homeowner's Association of record in Book 9462, Page 547, in the Register's Office for Davidson County, Tennessee. By-Laws of Brelan Park at Saddlewood of record in Book 8891, Page 869, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed for common areas

of record in Book 10370, Page 281, in the Register's Office for Davidson County, Tennessee. Codes Administration Agreement of record in Book 6012, Page 981, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 9401, Page 827, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers/Storm Drainage of record in Book 7883, Page 311, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 9401, Page 832, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 6017 Ridge Farm Place, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 19th DAY OF SEPTEMBER, 2022.

Robert D. Speller

Karen P. Speller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert D. Speller and wife, Karen P. Speller, 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 at office, this 19th day of September, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public (SEAL)
Williamson County