THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842357** Karen Johnson Davidson County Batch# 921876 DEEDWARR 09/27/2022 10:03:22 AM 2 pgs Fees: $13.00 Taxes: $1,480.00 20220927-0106779	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 26th day of September, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Austin Klingenberg and Madeline Klingenberg 1204 Elkader Court N. Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 03 0 339.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dolores T. Parker, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Klingenberg and Madeline Klingenberg, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 449, on the Plan of Section Nine, The Country, of record in Book 6900, Pages 285-286, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dolores T. Parker, by Warranty Deed from Shirley Diane Johnson, and Teresa Louis Burton, Heirs at Law of Dorothy G. Jones, deceased, of record in Instrument No. 20050926-0115526, in the Register's Office for Davidson County, Tennessee, dated August 26, 2005 and recorded on September 26, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Nine, The Country, as recorded in Plat Book 6900, Page(s) 285-286 .
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7402, Page 977 and, Book 7404, Page 292.

This is improved property located at 1204 Elkader Court N. Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2022.

Dolores T. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dolores T. Parker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2026