Karen Johnson Davidson County
Batch# 926281 DEEDWARR
10/06/2022 09:25:41 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20221006-0110189

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **450,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of September, 2022.

Notary Public

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires:

5/9/2026

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Dr.
Nashville, Tennessee 37204

Address new owners as follows:	**Send tax bills to:**	**Map-parcel numbers:**
Austin Joseph Vogt and Briana Engelbert Vogt 496 Westcrest Drive Nashville, Tennessee 37211	Austin Joseph Vogt and Briana Engelbert Vogt 496 Westcrest Drive Nashville, Tennessee 37211	Map 147-14 Parcel 191

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carl A. Neuhoff, Jr., Trustee of Susan B. Neuhoff Trust

("Grantor"), has bargained and sold and by these presents does transfer and convey unto

Austin Joseph Vogt and Briana Engelbert Vogt, husband and wife, as tenants by the entirety

("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of McMurray Hills, of record in Book 3700, Page 5, 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 Carl A. Neuhoff and wife, Susan B. Neuhoff, by deed from James William Dobbs and wife, Judith Shockley Dobbs, of record in Book 4415, Page 550, Register's Office for Davidson County, Tennessee. The said Carl A. Neuhoff died September 26, 1992, and the property vested in Susan B. Neuhoff as surviving tenant by the entirety.

Being the same property conveyed to Carl A. Neuhoff, Jr., Trustee of Susan B. Neuhoff Trust, by Quitclaim Deed from Susan B. Neuhoff, of record in Instrument No.

20050920-00113217 in the Register's Office for Davidson County, Tennessee, dated September 12, 2005, and recorded September 20, 2005.

This is improved property known as 496 Westcrest Drive, Nashville, Tennessee 37211, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description provided herein shall control.

This conveyance is subject to any and all zoning regulations; building restrictions and setback lines, if any; easements and rights for public utilities applicable to this property; and taxes for the current year, which have been prorated and will be paid by the Grantor herein, with subsequent tax years being assumed by the Grantees.

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 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 hand this **30th** day of **September, 2022.**

Carl A. Neuhoff, Jr., Trustee of Susan B. Neuhoff Trust

Carl A. Neuhoff, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** the Trustee of Susan B. Neuhoff Trust, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument in his capacity as Trustee for Susan B. Neuhoff Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2022.**

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5/9/2026