THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220942584** Karen Johnson Davidson County Batch# 927991 DEEDWARR 10/11/2022 12:05:30 PM 3 pgs Fees: $18.00 Taxes: $1,554.00 20221011-0111412	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 7th day of October, 2022. Notary Public My Commission Expires: 1/25/26 KIM SHANNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Commission Expires January 25, 2026

WARRANTY DEED

Address New Owner: Hannah C. Redden and Bradley R. Redden 3106 Boulder Park Drive Nashville TN 37214	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 096-15-0-018.00

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, **Patrick Williams and Kaitlyn Williams, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hannah C. Redden and Bradley R. Redden, wife and husband**, ("Grantees"), their 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. 25 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, 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 Patrick Williams and Kaitlyn Williams, husband and wife by Warranty deed from Edward Shelton and Shirley Shelton, husband and wife of record in Instrument No. 20190523-0048713 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 23, 2019.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3642, Page 478, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3106 Boulder Park Drive Nashville TN 37214

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, Grantors have executed this instrument on this 7th day of October, 2022.

Patrick Williams

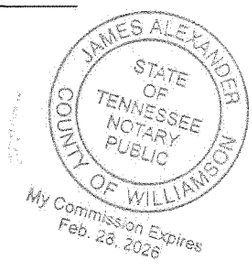
Kaitlyn Williams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Williams and Kaitlyn Williams, 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 7th day of October, 2022.

Notary Public
My Commission Expires: _____



I, Kim Swanner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 7, 2022.

Allison Holcman — 10/7/22

Affiant Signature — Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 7 day of October, 2022.

Commission Expires: _____

Notary Signature

