Karen Johnson Davidson County
Batch# 931676 DEEDWARR
10/19/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221019-0114129

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220942525** LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2022. Notary Public My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner: Hallie Weidner and Zachary Haught 328 Keeton Avenue Old Hickory TN 37138	Send Tax Bills To: Capstar Bank 2002 Richard Jones Rd., Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 044-05-0-036.00

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, **Ashlee Elizabeth Springer, a single woman and Edward L. Springer, a married man, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hallie Weidner, a single woman and Zachary Haught, a single man, as joint tenants with right of survivorship** ("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 the northwesterly 58 feet of Lot No. 54 and the Southeasterly 13 feet of Lot No. 53 on the unrecorded map of Scenic View Subdivision, and being designated as Lot "CC" on a map of resubdivision of certain lots in said subdivision made by James L. Murphy, Jr., Surveyor, June 2, 1959 described according to survey made by John Kohl, RLS, dated 11//25/1977, Job No. W72-9858-M, as follows:

Beginning at a point in the southwesterly (erroneously shown as Nothwesterly on previous deeds) margin of Keaton Avenue, 142 feet Northwest of the margin of a 20 foot strip dedicated for public walkway, being 42 feet Northwest from the corner of Lots Nos. 54 and 55; thence Southwesterly parallel to the line between said Lots, 165 feet to a point; thence Northwesterly 71 feet to a point which is 13 feet Northwest from the corner of Lot Nos. 53 and 54; thence Northeasterly parallel to the line between said lots 165 feet to the margin of Keaton Avenue; thence with the margin of the same, Southeasterly 71 feet to the point of Beginning.
Being the same property conveyed to Ashlee Elizabeth Springer, a single woman and Edward L. Springer, a married man as joint tenants with right of survivorship by Warranty deed from David Hood, married of record in Instrument No. 20160822-0087447 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 22, 2016.

Edward L. Springer warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of Ashlee Elizabeth Springer, as Attorney-in-Fact for Edward L. Springer which Power of Attorney is recorded in Instrument Number 202210190114128, said Register's Office.

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.

This is improved property located at 328 Keeton Avenue Old Hickory TN 37138

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 12th day of October, 2022.

Ashlee Elizabeth Springer

Edward L. Springer by Ashlee Elizabeth Springer, as Attorney-in-fact HIS ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 12th day of October, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashlee Elizabeth Springer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edward L. Springer and that she is authorized by Edward L. Springer to execute this instrument on his behalf.

WITNESS my hand, at office, this 12th day of October, 2022.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/12/2022.

D. Shayne Adair

10/13/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 13 day of October, 2022.



Notary Public
My Commission Expires: 03/07/2026