RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13520-2023

Karen Johnson Davidson County
Batch# 994774 DEEDWARR
04/21/2023 10 33 28 AM 2 pgs
Fees $13 00 Taxes· $2,534 50

20230421-0029500

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2023

NOTARY PUBLIC

My commission expires 04/13/2024

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric K. Wille 1132 Princeton Hills Dr Nolensville TN 37135	Same address as new owner	188-10-0A-014-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($685,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMANDA R. REDDEN, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIC K WILLE, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Carothers Crossing, Phase 1, Final Plat Subdivision, of record in Instrument #20070614-0071367, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda R. Redden, an unmarried woman, from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated October 5, 2018 and recorded October 5, 2018 in Instrument #20181005-0099225, said Register's Office. Scrivener's Affidavit of record in Instrument #20190122-0006134 to correct the derivation clause.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 1132 Princeton Hills Drive, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 20th day of April, 2023

GRANTOR(S)

Amanda R. Redden

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Amanda R. Redden, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 20 day of April, 2023.

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires _____