Karen Johnson Davidson County
Batch# 998323 DEEDWARR
05/01/2023 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20230501-0032163

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 349,900.00.

Affiant

Subscribed and Sworn before me this 1st day of May , 2023.

Notary Public
My commission expires: 2/19/24

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Christopher O Farrell 3808 Hoggett Ford Road, Nashville, TN 37076	Capstar Bank 2002 Richard Jones Rd #300 Nashville, TN 37215	097-02-0A-206-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vaden C. Landers and Angela L. Landers, husband and wife, and Isabel Claire Landers, a single woman, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher O Farrell,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 206 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Isabel Claire Landers, a single woman, and Vaden C. Landers and Angela L. Landers, husband and wife, as tenants in common with right of survivorship, by Warranty Deed from Heather L. Burse, a single woman, dated April 13, 2018 and recorded April 17, 2018 of record in Instrument No. 20180417-0036041 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is [✓] improved [ ] unimproved property known as 3808 Hoggett Ford Road, Nashville, TN 37076 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 1st day of May , 2023.

Vaden C. Landers

Angela L. Landers

Isabel Claire Landers

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 1st day of May, 2023, before me personally appeared Vaden C. Landers, Angela L. Landers and Isabel Claire Landers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2023.

Notary Signature
My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I Lisa Allard, 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 May 1, 2023.

Lisa Allard, Affiant May 1, 2023

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee County of Williamson
Sworn to and subscribed before me this May 1, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024