Karen Johnson Davidson County
Batch# 1025158 DEEDWARR
07/12/2023 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20230712-0053148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File #23-TC-1018-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haley Wirthele, Christine Wirthele, and Gene Wirthele	New Owner	
(NAME)	(NAME)	**091-06-0L-014.00-CO**
1018 Treaty Oaks Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMMY B. PAXTON AND KEITH I. PAXTON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HALEY WIRTHELE, A SINGLE WOMAN, CHRISTINE WIRTHELE, AND GENE WIRTHELE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit No. 14, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20141120-0107174, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record as in Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee, and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions to Treaty Oaks Cottages, of record in Instrument No. 20150814-0081914, Register's Office for Davidson County, Tennessee and Third Amendment of record in Instrument No. 20160826-0089501, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tammy B. Paxton and Keith I. Paxton, wife and husband by Warranty deed from HR Properties of Tennessee of record in Instrument No. 20181227-0125433 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 27, 2018. (Value of consideration shown in aforementioned deed $349,000.00.)

This conveyance is subject to:
* 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 421, Page 169, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141120-0107174 as amended

in Instrument No. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

* Easement of record in Book 5039, Page 863, in the Register's Office for Davidson County, Tennessee.
* Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20140916-0084730, Instrument Number 20160822-0087389 and Instrument Number 20161130-0125464, in the Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20170104-0000640, in the Register's Office for Davidson County, Tennessee.
* Easement Agreement of record in Instrument Number 20181121-0114523, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140707-0059372, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1018 Treaty Oaks Drive, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th day of July, 2023.

Tammy B. Paxton

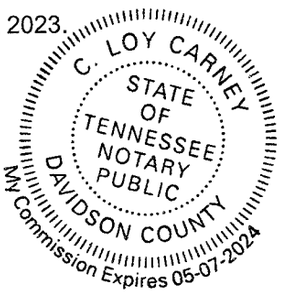
Keith I. Paxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2023, before me personally appeared Tammy B. Paxton, 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 6th day of July, 2023.

Notary Signature
My commission expires:

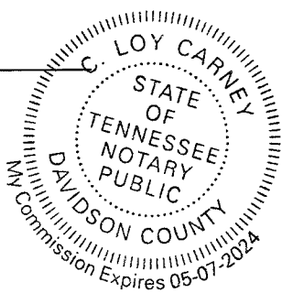


STATE OF TENNESSEE
COUNTY OF DAViDSON

On this 6th day of July, 2023, before me personally appeared Keith I. Paxton, 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 6th day of July, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 7/6/2023.

Affiant Signature – Joshua A. Terry

7/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON