Karen Johnson Davidson County
Batch# 1039426 DEEDWARR
08/17/2023 10 56 24 AM 2 pgs
Fees $13 00 Taxes $1,505 90
20230817-0064222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16TH day of August, 2023

(Affix Seal) Notary Public

My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

2023-07-1088

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To	Tax ID#.
Madeline Westfall 309 Edgeview Drive Nashville, TN 37211	OWNER	Map/Parcel 147-05-0-037.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda F. Sadler, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Madeline Westfall, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Section One, Caldwell Hall Subdivision, Revised of record in Plat Book 2900, Pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee

Said Lot fronts 80 feet on the South side of Edgeview Drive, as measured along a slight curve and extends back 162.2 feet on the West line and 141 7 feet on the East line, as shown by correction plan of record in Book 3030, Page 53, to a broken line in the rear and measures 129 4 feet thereon

Being the same property conveyed to Robert L. Sadler and wife, Linda F. Sadler by Warranty deed from George D Carter and wife, Margaret Davis Carter of record in Book 4533, page 343, Register's Office for Davidson County, Tennessee, dated August 27, 1971 and recorded on August 31, 1971.

Being the same property conveyed to Linda F Sadler, an unmarried person by Quitclaim deed from Robert L Sadler of record in Book 9957, page 824, Register's Office for Davidson County, Tennessee, dated February 23, 1996 and recorded on February 26, 1996.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 309 Edgeview Drive, Nashville, TN 37211

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, her heirs and assigns forever, and the GRANTOR, does covenant with the said GRANTEE

that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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

Effective the 16th day of August, 2023

Linda F Sadler

Linda F Sadler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of August, 2023, before me personally appeared Linda F. Sadler, 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 16th day of August, 2023.

Notary Signature
My commission expires·

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024