(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146370

Karen Johnson Davidson County
Batch # 1088321 DEEDWARR
01/04/2024 10:12:50 AM 2 pgs
Fees: $13.00 Taxes: $2,732.45
20240104-0000845

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $738,500.00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 27th day of December, 2023.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Samuel Damron Siple III Revocable Trust Dated July 11, 2020 and The Donna Lee Siple Revocable Trust Dated July 11, 2020 2016 Dunedin Cove Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064 03 0A 104.00

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, **Agnes B. Elliott Eckenfelder, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Siple III, Trustee of The Samuel Damron Siple III Revocable Trust Dated July 11, 2020 and Donna Lee Siple, Trustee of The Donna Lee Siple Revocable Trust Dated July 11, 2020, as Tenants in Common**, ("Grantees"), its 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 Lot No. 183 on the Plan of Phase Eleven, Section Two, Brandywine Pointe (A Planned Unit Development), of record in Book 9700, Page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Agnes B. Elliott Eckenfelder, an unmarried woman, Clark Elliott and Brenda Elliott, husband and wife, as tenants in common with rights of survivorship, by Warranty Deed from James E. Young and wife, Susan L Young, of record in Instrument No. 20180417-0035893, in the Register's Office of Davidson County, Tennessee, dated April 13, 2018 and recorded on April 17, 2018.

Being the same property conveyed to Agnes B. Elliott Eckenfelder, an unmarried woman, by Quitclaim Deed from Clark Elliott and Brenda Elliott, husband and wife, of record in Instrument No. 20240104-0000843, in the Register's Office of Davidson County, Tennessee, dated ~~December~~ ____, 2023 and recorded on Jan 4th, 2024.

The execution of this instrument is affected by the signature of Chris Elliott as Attorney-in-Fact for Agnes B. Elliott Eckenfelder which Power of Attorney is recorded in Instrument No. 20240104-0000844, Register's Office for Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Eleven, Section Two, Brandywine Pointe (A Planned Unit Development), as recorded in Plat Book 9700, Page(s) 241.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of Brandywine Pointe (A Planned Unit Development), as recorded in Plat Book 7900, Page(s) 156.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 10194, Page 767.

This is improved property located at 2016 Dunedin Cove 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, Grantor has executed this instrument on this 27th day of December, 2023.

Agnes B. Elliott Eckenfelder by Chris Elliott as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Elliott, 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, and who further acknowledged that they are the Attorney-in-Fact for Agnes B. Elliott Eckenfelder and they are authorized by Agnes B. Elliott Eckenfelder to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of December, 2023.

CHAD PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____