WARRANTY DEED

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexandra Catherine Felber	ServisFirst Bank	128-12-0-C-082.00 CO
(NAME)	(NAME)	
1069 Woodbury Falls Drive	2500 Woodcrest Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kelsey Prenger, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandra Catherine Felber and Alexander Joseph Krew, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1069, on the Plan of Woodbury Townhomes, Phase1 attached as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060310-0028278, and amended in Instrument No. 20080201-0010772, in the Register's Office for Davidson, Tennessee; including, without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, shown as Exhibit to the above stated Declaration of Covenants, Conditions and Restrictions for a more complete identification and placement of such Unit. Reference is also hereby made an incorporated herein to P.U.D.. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelsey Prenger, an unmarried woman, by Warranty Deed from William Daniel Kellar, an unmarried individual, dated January 7, 2019, of record in Instrument No. 20190110-0002636, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1069 Woodbury Falls Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1117087 DEEDWARR
04/02/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240402-0022575

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the boundary plat of record in Instrument No. 20050216-0017693; Declaration of Covenants, Conditions and Restrictions, Charter, By-Laws, Plan and all exhibits thereto of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772; Articles of Incorporation/Charter of record in Instrument No. 20060309-0027744; Easement(s) for utility and sanitary sewer of record in Book 5074, page 856 and Book 5074, page 945; Easement of record in Instrument No. 20120810-0071791; Agreement for stormwater detention of record in Instrument No. 20050118-0005578; Conveyance(s) to the State of Tennessee of record in Book 8083, page 534; Book 8083, page 541 and Book 8083, page 547; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 28 day of March, 2024.

Kelsey Prenger

Kelsey Prenger

State of OHIO
County of MERCER

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kelsey Prenger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at BURKETTSVILLE (city), OHIO (state), this 28 day of March, 2024.

Notary Public
My Commission Expires: _____

File No.: 38260

STEVEN J. SCHMIDT
Notary Public • State of Ohio
My Commission Expires:
June 2, 2024

Certificate of Authenticity

I, Kinkra Spann, 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 03/28/2024.

Date

Affiant Signature

04/01/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of April, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY