Warranty Deed

Karen Johnson Davidson County Batch# 1118157 DEEDWARR 04/03/2024 08:52:30 AM 4 pgs Fees: $23.00 Taxes: $1,520.70 20240403-0023288	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $411,000.00. Affiant Subscribed and sworn to before me, this the 29th day of March, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Logan Teichmann and Alexa Rains	CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	156-02-0-172.00
804 Harpeth Bend Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN ATKINS, ADMINISTRATRIX OF THE ESTATE OF JAMES I. ATKINS AND MELISSA ABIGAIL ZEWICKY, HAILEY GRACE ATKINS, AND MALLORY GOODSON, HIS HEIRS-AT-LAW,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN TEICHMANN, UNMARRIED, AND ALEXA RAINS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 724 on the Plan of Section Two, Harpeth Woods of record in Plat Book 5200, Page 280, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James I. Atkins by Warranty deed from Leland K Peterson and wife, Cynthia L Peterson of record in Instrument No. 200006020054840 Register's Office for Davidson County, Tennessee, dated 5/31/2000 and recorded on 6/2/2000.

James I. Atkins having since died intestate on January 2, 2024, his estate filed for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division of record as Case No. 24P320. Susan Atkins was named Administratrix of the estate, and his heirs-at-law are Melissa Abigail Zewicky, Hailey Grace Atkins, and Mallory Goodson. See Affidavit of Heirship recorded as Instrument No. 202404030023287, Register's Office for Davidson County, Tennessee.

Being also known as 804 Harpeth Bend Drive Nashville, Tennessee 37221.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of March, 2024.

Estate of James I. Atkins

By: _____
Susan Atkins, Administratrix

By: _____
Melissa Abigail Zewicky, Heir-at-Law

By: _____
Hailey Grace Atkins, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Atkins, Administratrix of Estate of James I. Atkins and Melissa Abigail Zewicky and Hailey Grace Atkins, Heirs-at-Law of the Estate of James I. Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2025

_____
Notary Public

Estate of James I. Atkins

By: Mallory HEIR AT LAW
Mallory Goodson, Heir-at-Law

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mallory Goodson, Heir-at-Law of the Estate of James I. Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2024.

Notary Public

My Commission Expires: 7/22/2024

FAITH MIDDLEBROOKS NOTARY PUBLIC ROCKDALE COUNTY, GA EXP. JULY 22, 2024

Tennessee Certification of Electronic Document

I, Karla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3/28/2024 (date of document).

Affiant Signature

3/28/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28 day of March, 2024.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25