This instrument prepared by: Joan M. Brady, Attorney
Return to After Recording: 449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1174496 DEEDWARR
08/26/2024 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,186.70
20240826-0065432

WARRANTY DEED

THIS INDENTURE, made this 23 day of August , A.D., 2024 , by and between

Callie Marie Hepler and Donald Andrew Hepler, wife and husband

First Parties, and

Sherel Carpenter, a married woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Resubdivision Lot 57, Phase One, Revised of Heritage Meadows of record in Plat Book 9700, Page 459, 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 Callie Marie Hepler and Donald Andrew Hepler, wife and husband by Deed dated January 31, 2019 from Kelly H. Taylor and husband, Warren M. Taylor, recorded February 7, 2019, in Instrument Number 20190207-0011696, in the Official Records of Davidson County, Tennessee.

OWNER:
Sherel Carpenter, A Married Woman
1400 Stoner Ridge
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
New Owner

CLT # 075-11-0A-011-00CO

MR-CG-242858

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Callie Marie Hepler

× _____
Donald Andrew Hepler

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Callie Marie Hepler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2023.

✓ _____
Notary Public

My Commission Expires:✓ 11-2-2026

STEPHANIE WYATT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Donald Andrew Hepler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2023.

✓ _____
Notary Public

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STEPHANIE WYATT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 591,000.00.

Jennifer Greenberg
Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 23rd day of August, 2024.

Signature of Notary Public

Notary Seal

Brad Krivensky
Printed Name of Notary

10/27/25
Commission Expiration

Brad Krivensky
State of Tennessee Notary Public
Williamson County

MR-CG-242858

Certificate of Authenticity

I, Nick Harris, 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 **August 23, 2024**.

Affiant Signature

8/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY