Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3698

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of October, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1192310 DEEDWARR
10/10/2024 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20241010-0078723

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Tracy Treadwell 400 Bixler Avenue Madison, TN 37115	New Owner	043-09-0-327.00

WARRANTY DEED

FOR AND IN 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/WE,

Charlie W. Hall, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Tracy Treadwell, an unmarried man

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 the west part of Lot No. 11, Block K on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of Lot 11 fronts 79 feet on the east side of Bixler Avenue ad runs back between parallel lines 200 feet more or less, to a dead line, measuring 50 feet, more or less.

Being the same property conveyed to Donald E. Cansler and wife, Sharon L. Cansler by Warranty Deed from Martin O'Brien and wife, Ethel A. O'Brien of record in Book 7626, Page 871, in the Register's Office for Davidson County, Tennessee, dated August 11, 1988 and recorded on August 15, 1988. The said Sharon L. Cansler died on or about July 05, 2020, thereby leaving Donald E. Cansler as the surviving tenant by the entirety. The said Donald E. Cansler died testate on or about

December 09, 2023. Reference is made to his last will and testament, admitted to probate for the limited purpose of muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 24P235, of record in Instrument No. 20240322-0020123, in said Register's Office, and devising the subject property to Charlie Hall. Reference is further made to the Order Granting Probate for Muniment of Title Only is also of record in Instrument No. 20240322-0020122, in the Register's Office for Davidson County.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR NOR HIS SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 400 Bixler Avenue, Madison, TN 37115

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 we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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.

Dated this the 3rd day of October, 2024.

Charlie W. Hall

Charlie W. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2024, before me personally appeared Charlie W Hall, 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 3rd day of October, 2024.

Notary Signature
My commission expires: 2-22-2026



WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 10/3/24.

Affiant Signature – Joshua A. Terry

10/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/10/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27