Karen Johnson Davidson County
Batch# 1200310 DEEDWARR
11/01/2024 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20241101-0084919

WARRANTY DEED

This instrument prepared by:

Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3559851

Return to:

Hale Title and Escrow, LLC
3020 Stansberry Lane, Suite 100
Franklin, TN 37069

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $345,000.00.

Megan Leigh Hoeffler
Affiant

Subscribed and sworn before me, this 31 day of October, 2024.

Notary Public

My Commission Expires: 12-08-2024

Property Address:
5025 Hillsboro Pike
Unit 22-J
Nashville, TN 37215

Parcel ID:
131-01-0D-197.00-CO

Property Owner:
Megan Leigh Hoeffler
5025 Hillsboro Pike, Unit 22-J
Nashville, TN 37215

Mail tax bills to:
New owner

THIS INDENTURE is made effective as of the 31st day of October, 2024, by **ALYSSE JANE WEISHAAR, an unmarried woman,** First Party, for the purpose of conveying the premises described herein to **MEGAN LEIGH HOEFFLER, an unmarried woman,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

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 them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 197, also known as Apartment 22-J, of the Georgetown Apartments, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 5025 Hillsboro Homeowners Association Condominiums, of record in Book 5211, Page 325 as amended in Book 5616, Page 133; Book 6079, Page 516, and at Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5211, Page 345, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Georgetown Apartments, Condominium Apartments, of record in Book 5200, Page 4, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Alysse Jane Weishaar, unmarried woman, by Warranty Deed dated July 12, 2023 from Susanne Fenoglio f/k/a Susanne Smith, a married woman, recorded at Instrument No. 20230713-0053696, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 5200, Page 4; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), Master Deed and By-Laws recorded in Book 5211, Page 325, as amended in Book 5616, Page 133; Book 6079, Page 516 and at Instrument No. 20120731-0067332; Easements recorded in Book 4308, Page 575; Book 4308, Page 650; Instrument No. 20110620-0047283 and at Instrument No. 20150505-0040558; Any water or well rights, or rights or title to water or claims thereof, in, on or under the land and Unpatented mining claims, reservations or exceptions in patents or in the Acts authorizing the issuance of said patents; in the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

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 Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 24, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

alysse J Weishaar
Alysse Jane Weishaar

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Alysse Jane Weishaar**, 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 AND SEAL AT OFFICE, in Davidson County, this the 17 day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 11-2-2026

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/31/24.

Date

Affiant Signature

10/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 24.

Notary's Signature

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-13-2025

My Commission Expires: _____

Date

Notary's Seal