(2)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249619

PONDA CULBERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-28-2027

Karen Johnson
Batch # 1231257
01/29/2025 09 01 57 AM
Fees $13 00 Taxes $2,312 13

Davidson County
DEEDWARR
2 pgs

20250129-0006784

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $624,900.00.

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2025.

Notary Public
My Commission Expires _____

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information
Ashley Lang 329 Chamberlin Street Nashville TN 37209	New Owner	Tax Parcel ID No 092-13-0-274.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hannah Feiten Webb, married and Thomas Feiten, married, joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Lang, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, in Block 27, as shown on the map entitled Plummer Place, of record in Plat Book 161, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HANNAH FEITEN AND THOMAS FEITEN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from BRITTANY R. PUCKETT, FKA BRITTANY ROBERTSON, of record in Instrument No. 20180227-0018147, dated February 22, 2018, said Register's Office.

Hannah Feiten having since married and is now known as Hannah Webb.

Joseph Weinstein-Webb joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 092-13-0-274.00

Matters shown on the Plan of record in Plat Book 161, page 39, said Register's Office

This is improved property located at 329 Chamberlin Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2025.

Hannah Feiten Webb

Thomas Feiten by Hannah Feiten Webb, his Attorney-in-Fact

Thomas Feiten by Hannah Feiten Webb, his Attorney-in-Fact

Joseph Weinstein-Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Feiten Webb and Joseph Weinstein-Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2025

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hannah Feiten Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas Feiten and that she is authorized by Thomas Feiten to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of January, 2025

Notary Public

My Commission Expires _____

