WARRANTY DEED

Karen Johnson Davidson County
Batch# 1237610 DEEDWARR
02/13/2025 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20250213-0011165

File #24-PA-0506-P

(SEAL)
KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 07-06-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paige Deuel and Britton Deuel	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
506 Broadmoor Drive	**408 Highway 76**	**061 06 0 025.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUDITH A. WEIDNER, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PAIGE DEUEL AND BRITTON DEUEL, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Gra-Mar Acres, not of record, described according to a survey made by Barge-Waggoner, Inc., Engineers, January 10, 1956, as follows:

Beginning on the southerly margin of Broadmoor Drive at the northwest corner of Lot No. 151 on the Plan of Gra-Mar Acres, Section 9, as of record in Book 2330, Page 64, Register's Office for said County; thence with the westerly line of Lot No. 151, being also the easterly line of said Lot No. 175, south 12 deg. 49' east 241.50 feet; thence north 89 deg. 07' west 61.08 feet to an iron pin; thence north 3 deg. 31' east 39.65 feet; thence north 89 deg. 13' west 118.15 feet to an iron pin at the corner of Lots Nos. 174 and 175 as shown on said unrecorded plan; thence with the line between said two lots, north 8 deg. 21' west 168.20 feet to an iron pin on the southerly margin of Broadmoor Drive; thence with the same eastwardly 150 feet to the beginning.

Tract II:
Land in the 12th Civil District of Davidson County, Tennessee, being the Northerly 40 feet of Lot No. 2 on the Map showing SUBDIVISION OF PART OF THE WILLIAM BRADFORD LAND as of record in Book 547, Page 91, in the Register's Office for said County, more particularly described as follows:

Beginning at the iron pin located on the East line of said Lot No. 2, at a point on said East line 305 feet North of the Southeast corner of said Lot No. 2 (said corner being located on the Northerly side of Maplewood Lane); thence from said iron pin Northerly along said East line 40 feet to the Southerly line of the property previously conveyed from Wisdom Lundry and wife, to Sweeney Clark Realty Co. by deed of record in Book 2394, page 589 said Register's Office; and thence running with said line 175 feet along the Westerly to the Northeast corner of Lot No. 2; thence running Southerly 40 feet along the West line of Lot No. 2 to an iron pin on the said line; thence Easterly 175 feet to the point of beginning.

Included in the above description, but expressly excluded here from, is a small tract of land, more fully described as follows: Beginning 115 feet West of an iron pin located on the East line of said Lot No. 2 at a point on said East line 305 feet North of the Southeast corner of said Lot No. 2 (said corner being located on the Northerly side of Maplewood Lane); thence from said point West 60 feet to a point; thence North 40 feet to a point; thence East 60 feet; thence South 40 feet to the point of beginning.

Being a portion of the same property conveyed to Willie B. Ferrell and wife, Billie R. Ferrell by Warranty Deed from Lowell W. Tabor

and wife, Viola K. Tabor, of record in Book 3670, Page 417, in the Register's Office for Davidson County, Tennessee, dated October 31, 1963 and recorded on December 11, 1963 (as to Tract I).

Being a portion of the same property conveyed to Willie B. Ferrell and wife, Billie R. Ferrell by Warranty Deed from Lowell W. Tabor and wife, Viola K. Tabor, of record in Book 4655, Page 443, in the Register's Office for Davidson County, Tennessee, dated October 16, 1972 and recorded on November 14, 1972 (as to Tract II).

Further being a portion of the same property conveyed to Judith A. Weidner, a single person, by Warranty Deed from Willie B. Ferrell and wife, Billie R. Ferrell, of record in Book 9909, Page 816, in the Register's Office of Davidson County, Tennessee, dated December 12, 1995 and recorded on January 05, 1996 (as to Tract II).

Further being a portion of the same property conveyed to Lucy Joan Mansell, Trustee, U/A/D June 27, 2001 of the Mansell Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, a one-half (1/2) interest, by Quitclaim Deed from Judith A. Weidner, a single person, of record in Instrument No. 20010628-0068575, in the Register's Office of Davidson County, Tennessee, dated June 27, 2001 and recorded on June 28, 2001 (as to Tract II).

Further being a portion of the same property conveyed to Judith A. Weidner, Trustee, U/A/D June 27, 2001 of the Weidner Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, a one-half (1/2) interest, by Quit Claim Deed from Judith A. Weidner, a single person, of record in Instrument No. 20010628-0068576, in the Register's Office of Davidson County, Tennessee, dated June 27, 2001 and recorded on June 28, 2001 (as to Tract II).

Further being a portion of the same property conveyed to Judith A. Weidner, Trustee, U/A/D August 31, 2011 of the Judith A. Weidner Family Trust and any Successors in Trust, and any amendments thereto, a one-half (1/2) interest and maintaining a life estate interest for Grantor, by Quit Claim Deed from Lucy Joan Mansell, Trustee, U/A/D June 27, 2001 of the Mansell Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, of record in Instrument No. 20210210-0018730, in the Register's Office of Davidson County, Tennessee, dated February 01, 2021 and recorded on February 10, 2021 (as to Tract II). (Also see Certification of Trust recorded in Instrument No(s). 20110906-0068666 and 20110906-0068667, in the Register's Office of Davidson County, Tennessee. The said Judith A. Weidner having since resigned as Trustee of the Judith A. Weidner Family Trust in favor of William R. McCarty, III.)

Further being a portion of the same property conveyed to William R. McCarty, III, Trustee, U/A/D August 31, 2011 of the Judith A. Weidner Family Trust and any Successors in Trust, and any amendments thereto, and maintaining a life estate interest for Lucy Joan Mansell, by Quit Claim Deed from Judith A. Weidner, Trustee, U/A/D June 27, 2001 of the Weidner Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, of record in Instrument No. 20210521-0069064, in the Register's Office of Davidson County, Tennessee, dated May 05, 2021 and recorded on May 21, 2021. The said Lucy Joan Mansell died on May 26, 2023 (as to Tract II).

Further being a portion of the same property conveyed to William R. McCarty, III, Trustee, U/A/D August 31, 2011 of the Judith A. Weidner Family Trust and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from Donna Ferrell Hinshaw (heir at law of Willie B. Ferrell and Billie R. Ferrell), of record in Instrument No. 20250206-0009093, in the Register's Office of Davidson County, Tennessee (as to Tract I).

Further being the same property conveyed to Judith A. Weidner, a single person, by Quitclaim Deed from William R. McCary, III, Trustee, U/A/D August 31, 2011 of the Judith A. Weidner Family Trust and any Successors in Trust, and any amendments thereto, of record in Instrument No. 20250207-0009453, in the Register's Office of Davidson County, Tennessee (as to Tracts I and II).

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Part of the William Bradford Land, as recorded in Plat Book 547, Page(s) 91.

*Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 2490, Page 333.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 506 Broadmoor Drive, Nashville, TN 37216.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th day of February, 2025.

Judith A. Weidner

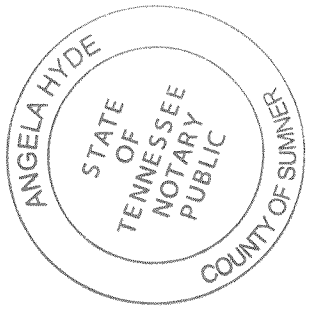
Judith A. Weidner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2025, before me personally appeared Judith A. Weidner, 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 12th day of February, 2025.

Notary Signature
My commission expires: 10/24/28



True Copy Certification

I, **Pam Autry,** 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 this the 12 day of February, 2025.

Affiant Signature

Date 2/12/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

