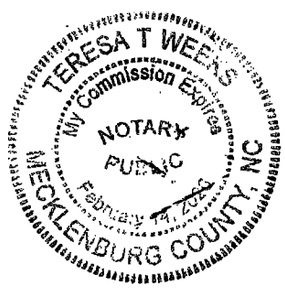
Karen Johnson Davidson County
Batch# 1238898 DEEDWARR
02/20/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20250220-0012375



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $277,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2025.

Notary Public
My commission expires: 05/14/2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
John R Haendel **Jennifer Lea Haendel**		**135160B15100CO**
706 Flintlock Ct	Same as owner	
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Olivia Abernathy, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R Haendel and Jennifer Lea Haendel, husband and wife

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 Unit No. 151, Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Olivia Reid, unmarried, by Warranty Deed from Jennifer J Taylor, unmarried, dated July 24, 2017, of record in Instrument No. 20170725-0074961, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Olivia Reid is now known as and is one and the same person as Olivia Abernathy. John Abernathy joins in the execution of security instrument to convey any marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

By-laws of Woodridge at Nashboro Village Homeowners Association, Inc. of record in Instrument Number 20021106-0136459, said Register's Office.

Stormwater Detention Agreement, of record in Instrument Number 20020820-0100403, Register's Office for DAVIDSON County, Tennessee.

All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

Easement as established and reserved in Book 10110, page 854, said Register's Office.

Easement to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4821, page 105, said Register's Office.

Easements to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4821, page 111, said Register's Office.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4827, page 14, as supplemented by instruments recorded in Book 5469, page 840 and Book 7751, page 907, said Register's Office.

Restrictions of record in Instrument No. 20020507-0056331, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20021120-0144369, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 706 Flintlock Ct, Nashville, TN 37217.

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 do 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 in 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.

Olivia Abernathy Date: 2/13/2025

John Abernathy Date: 2/13/2025

STATE OF North Carolina

COUNTY OF Lincoln

Personally appeared before me, a Notary Public of said County and State, Olivia Abernathy and John Abernathy, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 02/14/2026

TERESA T. WEEKS NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires February 14, 2026

Certificate of Authenticity

I, Amanda Maynor, 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

February 13, 2025.

Date

Affiant Signature

February 19, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON