WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242860 DEEDWARR
03/04/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250304-0016241

File #25-PA-0315-C

(SEAL)

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Megan Paulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 7.7.25

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)
John Wingo and Eliza Hawkins	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
315 Janette Avenue	**408 Highway 76**	**033 08 0 132.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**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,

AUDRIANNA EDEN FIZER AND ZACHARY STEVEN ROUTLEDGE, MARRIED TO EACH OTHER

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

ELIZA HAWKINS, AN UNMARRIED WOMAN, AND JOHN WINGO, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of GATEWOOD, SECTION 3 of record in Plat Book 4175, Page 49 and 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Audrianna Eden Fizer, a single person and Zachary Steven Routledge, a single person, as tenants in common with right of survivorship, by Warranty Deed from Journey A. Ellison, a singe woman, of record in Instrument No. 20200916-0105962, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020, and recorded on September 16, 2020.

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 GATEWOOD, SECTION 3, as recorded in Plat Book 4175, Page(s) 49 and 50.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4314, Page 290.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **315 Janette Avenue, Goodlettsville, TN 37072**.

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 28th day of February, 2025.

Audrianna Eden Fizer

Zachary Steven Routledge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared Audrianna Eden Fizer, 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 28th day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared Zachary Steven Routledge, 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 28th day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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 28 day of February, 2025.

Affiant Signature

Date 2/28/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

