Karen Johnson Davidson County
Batch# 1253369 DEEDWARR
03/28/2025 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,134.42
20250328-0023360

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $306,600.00. Sarah Haycock Affiant Subscribed and sworn to before me, this the 24th day of March, 2025. Carmen Coats Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Werner amd Treja Hopkins	LEGACY HOME LOANS	028-00-0-160.00
6171 Marrowbone Lake Road	408 HIGHWAY 76	
Joelton, TN 37080	WHITE HOUSE, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT ANDREW WERNER, EXECUTOR, AND TODD ANTHONY WERNER, HEIR AT LAW, ERIC KANE WERNER, HEIR AT LAW, AND SCOTT ANDREW WERNER, HEIRS AT LAW OF THE ESTATE OF DAVID WERNER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC WERNER AND TREJA HOPKINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, according to a survey dated July 23, 1990, by Galyon W. Northcutt, Registered Land Surveyor #1529, containing 5.17 acres, more or less, described as follows and bounded on the north and east by property belonging to Scott A Werner et ux et al; on the southeast by property belonging to Charles Davis, and on the southwest and west by property belonging to S. Zeitlin and S. Lubetkin, and being more particularly described as follows:

BEGINNING on an iron pin in the center of a fifty (50) foot ingress/egress right-of-way and located 424.72 feet west of a concrete monument on the west margin of Marrowbone Lake Road, said monument being approximately 0.9 mile northwest of Grays Point Road and approximately 0.4 mile south of the bridge crossing Marrowbone Creek; thence N 41 deg. 44 min. 55 sec.W, 496.76 feet to an iron pin on the north side of a branch; thence S 83 deg. 25 min. 25 sec. W, down the branch 242.86 feet to an iron pin on the northeast bank of the intersection of two branches; thence S 11 deg. 37 min. 50 sec. E, up the branch 371.82 feet to a point in the center of a branch; thence S 25 deg. 07 min. 35 sec. E, 319.41 feet to an iron pin; thence N 57 deg. 50 min. 00 sec. E, 180.98 feet to an iron pin; thence N 74 deg. 21 min. 45 sec. E, 65.97 feet to an iron pin; thence N 36 deg. 22 min. 45 sec. E, 243.98 feet to an iron pin in the point of beginning.

Included in the tract, but expressly excluded therefrom is a 50 foot right-of-way for ingress and egress to this tract and the remaining property of Scott Werner lying to the north of this tract, the centerline of which is described as follows: Beginning on a concrete monument on the west margin of Marrowbone Lake Road, being one and the same monument described in the foregoing 5. 17 acre tract; thence S 65 deg. 42 min. 35 sec. West 52.53 feet to an iron pin; thence N 81 deg. 54 min 50 sec west 111.73 feet to an iron pin; thence N 75 deg. 23 min. 55 sec. West 131.31 feet to an iron pin; thence N 52 deg. 16 min. 25 sec. West 129.15 feet to an iron pin.

Being a portion of the same property conveyed to Scott A. Werner and wife, Dawn A. Werner and David E. Werner and wife, Mary Jean Werner by Deed from Charles E. Binkley and wife, Dorothy Mai Binkley of record in Book 7433, Page 433, in the Register's Office for Davidson County, Tennessee, dated December 23, 1987 and recorded on December 23, 1987.

Being the same property conveyed to Scott A. Werner and wife, Dawn A. Werner and David E. Werner and wife, Mary Jean Werner by Quitclaim Deed from Harold Reeves, Trustee / from Scott A. Werner and wife, Dawn A. Werner and David E. Werner and wife, Mary Jean Werner of record in Book 8197, Page 683, in the Register's Office for Davidson County, Tennessee, dated September 14, 1990 and recorded on September 17, 1990.

The said Dawn A. Werner having since died on or about August 09, 1999.
The said Mary Jean Werner having since died on or about September 05, 2020.
The said David E. Werner having since died on or about January 17, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6171 Marrowbone Lake Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of March, 2025.

The Estate of David Werner

By: _____
Scott Andrew Werner, Executor

By: _____
Todd Anthony Werner, Heir at law

By: _____
Eric Kane Werner, Heir at law

By: _____
Scott Andrew Werner, Heir at law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Andrew Werner, Todd Anthony Werner, and Eric Kane Werner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the heirs of law of The Estate of David Werner, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 24th day of March, 2025

_____
Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Andrew Werner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of David Werner, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 24th day of March, 2025

_____
Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 24. 2025.

Affiant Signature

28th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

