Karen Johnson Davidson County
Batch# 1262199 DEEDWARR
04/21/2025 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20250421-0029789

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of April, 2025.

(Affix Seal) Notary Public

My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

2025-03-2697

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rachel Alexander 1540 Lebanon Pike #304 Nashville, TN 37210	NEW OWNER	Map/Parcel 094-12-0A-304.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Audra Rose Wiedholz, an unmarried woman and Cynthia A. Wiedholz and William G. Wiedholz, wife and husband,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Alexander, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 304 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to Audra Rose Wiedholz, an unmarried woman and Cynthia A. Wiedholz and William G. Wiedholz, wife and husband, as joint tenants with the right of survivorship by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation of record in Instrument No. 20220915-0103015 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 15, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1540 Lebanon Pike, 304, Nashville, TN 37210.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 17 day April, 2025.

Audra Rose Wiedholz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of April, 2025, before me personally appeared Audra Rose Wiedholz, 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 17 day of April, 2025.

Notary Signature
My commission expires: 11/14/2028

[The remainder of this page is left blank intentionally.
Signatures and notary acknowledgements appear on the following page.]

Cynthia A. Wiedholz
Cynthia A. Wiedholz

William G. Wiedholz
William G. Wiedholz

STATE OF WI
COUNTY OF DANE

On this 16th day of April, 2025, before me personally appeared Cynthia A. Wiedholz and William G. Wiedholzs, 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 16th day of April, 2025.

Notary Signature
My commission expires: 3-20-29

Steven Andrew Adams
Notary Public
State of Wisconsin

Certificate of Authenticity

I, Ryan Lux, 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 **April 17, 2025**.

Date

Affiant Signature

April 17, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **17th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029