WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263249 DEEDWARR
04/22/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250422-0030927

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S).:
Tobin Weiseman and Carly Tidwell	Tobin Weiseman and Carly Tidwell	Map: 146
4820 Briarwood Drive	4820 Briarwood Drive	Group: 04-0
Nashville, TN 37211	Nashville, TN 37211	Parcel: 084.00

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 acknowledged, we

Katherine Ware, unmarried
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tobin Weiseman and Carly Tidwell, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the N/A District of Davidson County, State of Tennessee, described as follows, to wit:

Situated in the county of Davidson, and State of Tennessee:

Being Lot No. 566 on the Plan of Section Fourteen, Caldwell Hall of record in Plat Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Katherine Ware by Warrany Deed from Robert Morrison, III, dated November 17, 2020 and filed November 23, 2020 of record in Instrument 20201123-0137408 in Register's Office for said County.

NON-NAVIGABLE STREAM, GULLY, CREEK OR DITCH CROSSING THE LAND: Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the extending through the subject land, without diminution or pollution.

Restrictive covenants of record in Book 3433, Page 100, and Book 3436, Page 335, Register's Office said County. "Covenants, conditions and restrictions "provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 3300, Page 77, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

This conveyance is subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements, and rights of way for public utilities that affect the subject property.

unimproved ☐
This is improved ☒ property, known as 4820 Briarwood Drive, Nashville, TN 37211

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 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 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.

Witness our hands this 21st day of April, 2025.

Katherine Ware

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Ware, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lewisburg, TN on the 21st day of April, 2025.

12-8-26
My commission expires:

Notary:

File No.: 25-02976-03T

ROSE M. MINES
STATE OF TENNESSEE
NOTARY PUBLIC
FRANKLIN COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 21, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/22/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025