WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265213 DEEDWARR
04/28/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20250428-0032270

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 8-12-28

(AFFIX SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MST 2025-0352

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor Walker and Savannah Walker	Churchill Mortgage Corporation, a Corporation	097-04-0-052.00
(NAME)	(NAME)	
5967 Port Anadarko Trl	1749 Mallory Lane, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Engelhart and Abby Engelhart, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevor Walker and Savannah Walker, 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 Lot No. 102 on the Plan of Section One, Lake Park of record in Plat Book 4175, Pages 134 and 135, 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 Abby Engelhart and Michael Engelhart, husband and wife by Warranty Deed from William H. Haines and Robin K. Haines, husband and wife of record in Instrument No. 20230317-0019351 Register's Office for Davidson County, Tennessee, dated March 15, 2023 and recorded on March 17, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4175, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4429, Page 577, as amended in Book 4516, Page 751, in the Register's Office for Davidson County, Tennessee. Charter for Lake Park HOA of record in Book 4669, Page 746 and Book 9949, Page 538, in the

Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 5967 Port Anadarko Trl, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 16 DAY OF APRIL, 2025.

Michael Engelhart

Abby Engelhart

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael Engelhart and Abby Engelhart, husband and wife, 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 and official seal at office, this 16 day of April, 2025.

Notary Public

My commission expires: ~~7/7/2027~~ SBE

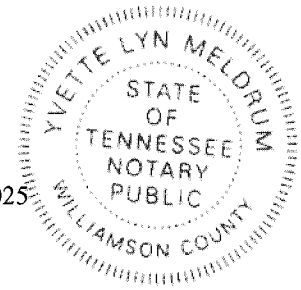
7/7/2027

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 18, 2025

Signature
April 18, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 18, 2025



Notary's Signature

My Commission Expires: 8.12.28