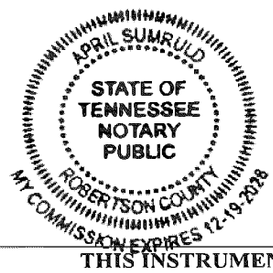
Karen Johnson Davidson County
Batch# 1280569 DEEDWARR
06/02/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20250602-0043176

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $885,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 23rd day of May, 2025. April Sumruld Notary Public My commission expires: 12.19.2028

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:
Brian Christopher Elmquist and Ashley Bearden Elmquist	NEWREZ, LLC	061-06-0-141.00
609 Maplewood Lane	1100 Virginia Dr. Suite 125	
Nashville, TN 37216	Fort Washington, PA 19034	

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, **TONI L. HALL, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN CHRISTOPHER ELMQUIST, AND ASHLEY BEARDEN ELMQUIST, A MARRIED PERSON, AS TENANTS IN COMMON**, 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 Davidson County, Tennessee, being the Westerly 143.5 feet of the Southerly part of Lot No. 3 on the Plan of Map Showing Subdivision of Part of The William Bradford Land of record in Plat Book 547, Page 91, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 143.5 feet on the Northerly margin of Maplewood Lane and extends back between parallel lines 300.9 feet to a dead line

Included in the above description, but specifically excluded therefrom is the following described property:

Land in Davidson County, Tennessee and being the most Northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property, of record in Deed Book 4612, Page 671, in said Register's Office for said County, and being described as follows:

Beginning at an iron pin (new), the most Northeast corner of this tract, a corner to Elmer Kent (Deed Book 4039, Page 234), and being the most Northeast corner of John Billy McIntosh (Deed Book 4612, Page 671); thence with said Kent, South 06 degrees 0 minute 49 seconds West 27.92 feet to an iron pin (new); thence with a new dividing line North 49 degrees 10 minutes 01 second West 73.79 feet to a railroad spike (new) in the line of said Kent; thence with Kent, South 81 degrees 22 minutes 40 seconds East 67.12 feet to the beginning, containing 936.1 square feet, more or less, by Quitclaim Deed recorded September 7, 1994 in Book 9458, Page 579, in said Register's Office for said County.

Being the same property conveyed to Toni L. Hall by Warranty Deed from Francis Larocca and Rebecca Chabot, husband and wife of record in Instrument No. 20200304-0023553 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 04, 2020.

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 609 Maplewood Lane, Nashville, TN 37216, 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 23rd day of May, 2025.

Toni Hall

Toni L. Hall

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 Toni L. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2025.

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

Notary Public

My Commission Expires: 11-8-28

Timothy Hasse, spouse of Toni L. Hall, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Timothy Hasse

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 Timothy Hasse with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19 day of May, 2025.

Notary Public

My Commission Expires: 11-8-2028

RONNEE LEVIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028

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 May 23. 2025.

Affiant Signature

2nd day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028