Karen Johnson Davidson County
Batch # 1285566 DEEDWARR
06/18/2025 09 33 32 AM 3 pgs
Fees $18 00 Taxes $1,916 60
20250618-0047903

OWNER NAME AND ADDRESS:
Christopher Joseph Carter
Jessica Wade Carter
2038 Nora Lane
Nashville, TN 37076

SEND TAX BILLS TO:
Canopy Mortgage, LLC
360 Technology Court, Suite 200
Lindon, UT 84042

THIS INSTRUMENT WAS PREPARED BY:
Sterling & Wilson Title, LLC
120 Suburban Road, Suite 202
Knoxville, TN 37923

File Number: 25-73
Parcel ID:085-04-0-008.00

Warranty Deed

THIS INDENTURE made this 10th day of June 2025, by and between **Austin Happel and Jessica Lemon, husband and wife,** hereinafter referred to as Grantor(s), and **Jessica Wade Carter and Christopher Joseph Carter, wife and husband,** hereinafter referred to as Grantee(s).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, seller and convey unto said Grantee(s), all of the Grantor's right, title, and interest to the following described premises and real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Stones River Estates, Section 1, of record in Book 2900, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Austin Happel and Jessica Lemon, husband and wife by Deed dated November 23, 2023 from Johnny Eric Patterson, a married man, and Charles Austin Helton and Lucy Helton, husband and wife, recorded December 4, 2023, in Instrument Number 20231204-0093337, in the Official Records of Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements, setbacks, and other conditions on map of record Book 2900, Page 139, in the Register's Office for Davidson County, Tennessee.

Subject to the Perpetual Easement for Highway Purposes, recorded in Book 4053, Page 141 in the official records of the Davidson County Register of Deeds. Subject to the Agreement for Dedication of Easement, recorded in Book 5461, Page 228 in the official records of the Davidson County Register of Deeds.

Subject to the Easement for Installation and Maintenance of Sewage Service Pipe Line Agreement, recorded in Book 5710, Page 808 in the official records of the Davidson County Register of Deeds. Subject to the Utility Easement, recorded in Book 5946, Page 917 in the official records of the Davidson County Register of Deeds.

Subject to the Abandonment of Overhead Easement, recorded as Instrument #20230601-0041403 in the official records of the Davidson County Register of Deeds. Also subject to any and all applicable restrictions, easements, building setback lines and other conditions as are shown in the records of the said Register's Office.

The above description is the same as the previous deed of record. No new boundary line survey was performed at the time of this conveyance Preparer makes no representation whatsoever to the adequacy of said description.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their successors and assigns, in fee simple forever; and we do covenant with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as aforesaid; and we do further covenant and bind ourselves, our heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, Austin Happel and Jessica Lemon, the said Grantors, hereunto set by hands and seals this 6 day of June 2025

Austin Happel

Jessica Lemon

STATE OF IN
COUNTY OF Clark

On this 6 day of June, 2025, before me personally appeared Austin Happel and Jessica Lemon, 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 6 day of June, 2025.

Notary Signature
My commission expires: 6/12/2032

NOTARY PUBLIC SEAL INDIANA
ALEX CHIU
Notary Public, State of Indiana
Harrison County
Commission Number NP0756962
My Commission Expires
6/12/2032

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 518,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 12th day of June 2025.

Notary Signature

My commission expires:

KAYLA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-6-2026
KNOX COUNTY