WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292693 DEEDWARR
07/02/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250702-0052268

W-H-24-5587

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William J. Haynes, III, Trustee **Spencer Fane LLP**	**William J. Haynes, III, Trustee** **Spencer Fane LLP**	
(NAME) **511 Union Street, Suite 1000**	(NAME) **511 Union Street, Suite 1000**	**017-00-0-295.00**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS) **Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY P. SEABERG, SINGLE AND MICHAEL VOGL, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM J. (PAZ) HAYNDES, III, SUCCESSOR TRUSTEE OF THE 2018 DAWN RENEE HUDSON INVESTMENT SERVICES TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows:
Situated in Davidson County, Tennessee, being Lot No. 4 on the Plan of Overton Hills Subdivision of record In Plat Book 6900 at page 464, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This lot is conveyed subject to a 20-foot Easement for ingress and egress as shown on the plan of Overton Hills subdivision of record in Plat Book 6900 at page 464, Register's Office for Davidson County, Tennessee. It is agreed by the Grantees herein, their successors, heirs and assigns, as evidenced by their signature hereinafter subscribed to the following terms and conditions:

1. It will be the responsibility of the owners of Lots 2, 3, 4, 5 and 6 as set out in said Plat to maintain and/or improve said ingress and egress easement based upon the will of a majority of the owners of the lots in said subdivision.
2. Each lot owner agrees to pay their pro-rata share for said maintenance or improvement based upon each owner having a one-fifth interest; therefore, responsible for one-fifth of the cost of the maintenance or improvement.
3. This agreement shall also extend to the maintenance of the three hundred fifteen (315) foot minimum sight clearance in either direction at the entrance of said ingress and egress unto Lickton Pike as set out in said recorded Plan.
4. This agreement shall be perpetual in nature and shall be binding upon the grantees, their successors heirs or assigns.

This lot is also subject to an Overflow Easement for Lot 3 as shown on the Plan of Overton Hills Subdivision of record in Plat Book 6900 at page 464, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary P. Seaberg and Michael Vogl, as tenants in common with right of survivorship by Quitclaim Deed from Mary P. Seaberg of record in Instrument No. 20250402-0024855, Register's Office for Davidson County, Tennessee, dated April 1, 2025 and recorded on April 2, 2025. The herein described property is not now nor ever has been the principal place of residence of the grantor, Michael Vogl, herein.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 464, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7382, Page 590, Register's Office for Davidson County, Tennessee.
- Perpetual Maintenance Agreement of record in Book 7410, Page 961, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5877 Lickton Pk, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JUNE, 2025.

Mary P. Seaberg

Michael Vogl by Mary P. Seaberg
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY P. SEABERG, the within named bargainor, 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, this the 30th of June, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY P. SEABERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL VOGL, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL VOGL.

Witness my hand and official seal, this the 30th of June, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Amanda Mayner, 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

June 30, 2025.

Date

Affiant Signature

July 2, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **2** day of **July**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON