Karen Johnson Davidson County
Batch# 1303004 DEEDWARR
07/28/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250728-0059487

ALYSSA ESKOW
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-3327

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of July, 2025

Notary Public

Commission Expires: 4/18/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Paul Ahillen and Linda Luise Lange 704 Say Brook Circle Nashville, TN 37221	NEW OWNER	155-15-0A-034.00-CO

WARRANTY DEED

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, I/WE,

Claire McFaul Hale, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Paul Ahillen, and Linda Luise Lange, 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. 34 on the Plan of Stonemeade, Section 3, of record in Plat Book 7900, page 429, corrected in Plat Book 7900, page 478, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Claire Hale and Stephen Michael Hale, wife and husband by Warranty Deed from James E. Dowling and Claudia R. Dowling, husband and wife of record in Book 10179, page 789, Register's Office for Davidson County, Tennessee, dated August 05, 1996 and recorded on September 05, 1996.

Being the same property conveyed to Claire McFaul Hale by Quitclaim Deed from Stephen Michael Hale of record in Instrument No. 20031229-0183135 Register's Office for Davidson County, Tennessee, dated October 31, 2003 and recorded on December 29, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 704 Say Brook Circle, Nashville, TN 37221
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 so 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.

Dated this the 24th day of July, 2025.

Claire McFaul Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 24th day of July, 2025.

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 5-16-26

Certificate of Authenticity

I, Joshua A. Terry, 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 7/24/25.

Affiant Signature – Joshua A. Terry

7/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/24/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27