Karen Johnson Davidson County
Batch# 1352985 DEEDWARR
12/03/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20251203-0095656

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251152786** MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $412,500.00. Affiant Subscribed and sworn to before me, this 26th day of November, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jordan Knoedler and Jillian Knoedler 1042 Jasperson Drive Madison TN 37115	Send Tax Bills To: **New Owner**	Tax Information: Tax Parcel ID No. 052-11-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin Ware and Abby Ware, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Knoedler and Jillian Knoedler, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, Described as follows, To wit:

Lot 67, Revision of Part of Section 2, Madison Heights Subdivision, as shown by Plat of Record in Plat Book 2083, Page 113, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Austin Ware and Abby Ware, husband and wife by Warranty Deed from Mary Ann Petty and Tristan Kelly Petty, wife and husband of record in Instrument No. 20210405-0043523 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 05, 2021.

The execution of this instrument is affected by the signature of Scott Whelan, as Attorney-in-Fact for Austin Ware, which Power of Attorney is recorded in Instrument Number 202512030095654, and also by the signature of Scott Whelan, as Attorney-in-Fact for Abby Ware, which Power of Attorney is recorded in Instrument Number 202512030095655, said Register's Office.

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 record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 113, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2241, Page 209, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction

(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1042 Jasperson Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors have executed this instrument on this 26th day of November, 2025.

by Scott Whelan as Attorney-in-Fact

Austin Ware by Scott Whelan as
Attorney-in-fact

by Scott Whelan as Attorney-in-Fact

Abby Ware by Scott Whelan as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Whelan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Austin Ware and Abby Ware, and that he is authorized by Austin Ware and Abby Ware, to execute this instrument on their behalf.

WITNESS my hand, at office, this 26th day of November, 2025.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
11/14/29

Certificate of Authenticity

I Adde Dilworth, 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 **November 26, 2025**.

Date

Affiant Signature **12/1/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **1st** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)