Instr:20000710006780Z Page: 1 OF 2
REC'D FOR REC 07/10/2000 8:35:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-28-03
(AFFIX SEAL)

L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul C. Donnell	Paul C. Donnell	Map 65
(NAME) 4833 Shasta Drive	(NAME) 4833 Shasta Drive	Group 9
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	Parcel 118
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

MATTHEW J. LUDDEN AND WIFE ADELYN LUDDEN

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL C. DONNELL AND NICOLE M. DONNELL

, 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:

BEING Lot No. 408 on the plan of Section Four, Sherwood Forest, as shown by plat of record in Plat Book 4460, page 182-183, 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 Matthew J. Ludden and Adelyn Ludden by deed from Steven J. Hatcher and wife Mary Lloyd Hatcher of record in Deed Book 6982, page 256, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4704, page 448 and Book 6115, Page 34, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 4833 Shasta Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this 27th day of June, 2000.

Matthew J. Ludden

Adelyn Ludden

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew J. Ludden and Adelyn Ludden the bargainor ___, 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 this 28th day of June, 2020
My Commission Expires: 5-28-2023

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

File Number200006128

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122