WARRANTY DEED

Karen Johnson Davidson County
Batch# 362899 DEEDWARR
02/25/2020 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200225-0020879

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2020.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Morgan Ridgely	Cardinal Financial, LP dba Peoples Home Equity	
(NAME)	(NAME)	
1612 Robards Way	PO Box 961292	086 07 0 183.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Fort Worth, TX 76161	
(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 considerations, the receipt of which is hereby acknowledged, **We Scarlett Huston and Adam Huston, wife and husband, as tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leslie Morgan Ridgely and Charles Henry Ridgely, V, wife and husband**, hereinafter called the GRANTEE(S), their 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. 251 on the Plan of Re-Subdivision of Lots 251 and 252 of Jackson's Retreat, Phase 5-B, of record in Book 6050, Page 322, amending Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scarlett Huston f/k/a Scarlett Sommers and Adams Huston, wife and husband as tenants in common with right of survivorship, their heirs and assigns by Quit Claim Deed from Scarlett Sommers and Adam Huston, dated 02/12/2016 and recorded 02/22/2016, of record in Instrument 201602220016913, Register's Office for Davidson County, Tennessee. The said Scarlett Huston and Scarlett Sommers are one in the same person.

All matters shown on the plat of record in Plat Book 6050, Page 322, and Amended in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5741, Page 360, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6806, Page 256, Register's Office for Davidson County, Tennessee. By-laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee. Charter of Jacksons Retreat Homeowners Association record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1612 Robards Way, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 24th day of February, 2020.

Scarlett Huston

Adam Huston

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 Scarlett Huston and Adam Huston, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of February, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202002250020879

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

