Karen Johnson Davidson County
Batch# 381137 DEEDWARR
04/02/2020 11:31:08 AM 2 pgs
Fees: $13.00 Taxes: $834.35
20200402-0035474

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whi is greater, for this transfer is $225,500.00.

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Amanda Elsin
Affiant

Subscribed and sworn to before me, this 27th day of March, 2020.

W. Dillon Woods
Notary Public
My commission expires: 7/3/23

05-2003-67692

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Joseph Rodish 1802 Overton St Old Hickory TN 37138	New Owner	053-07-0-097.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terrell A. Harper, A Married Man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph J. Rodish, An Unmarried Man and John Rodish, A Married Man, As Tenants in Common.** hereinafter called the Grantees, their successors 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. 2, on the Plan of Village of Old Hickory, Section "E" (Resubdivision of Lot No. 53), of record in Book 1424, Page 132, as revised in Book 4300, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Brewer by deed from James L. Deatrick, Jr. and Marty L. Penix, dated May 17, 2001, recorded May 21, 2001, of record in Instrument No. 20010521-0052496, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terrell A. Harper, a married man by deed from Timothy Brewer, a married man, dated January 15, 2020, recorded January 16, 2020, of record in Instrument No. 20200116-0005837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1802 Overton St, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of March, 2020.

Terrell A. Harper

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terrell A. Harper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 27th day of March, 2020.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022