Karen Jonnson Davidson County
Batch# 392062 DEEDWARR
04/27/2020 10:37:52 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200427-0043654

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of April, 2020.

NOTARY PUBLIC

My commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chad D. Waddoups and Abigail W. Waddoups	SAME	098 13 0A 053.00
(NAME)	(NAME)	
309 Moonwater Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kimmette S. Whitener, single,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chad D. Waddoups and Abigail W. Waddoups, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development of record in Plat Book 9700, Page 874, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimmette S. Whitener, single by deed from Opendoor Property D, LLC, a Delaware limited liability company, of record in Instrument No. 20190813-0080703, said Register's Office.

This property is __unimproved _X_improved property known as: 309 Moonwater Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this ~~23rd~~ 22nd day of April, 2020.

Kimmette S. Whitener

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimmette S. Whitener, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~23rd~~ 22nd day of April, 2020.

Notary Public
My Commission Expires:

ROBIN SMITH
Notary Public - State of Michigan
County of Macomb
My Commission Expires Feb 16, 2026
Acting in the County of Macomb

ROBIN SMITH NOTARY PUBLIC MY COMMISSION EXPIRES FEB 16, 2026 County of Macomb STATE OF MICHIGAN

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122