WARRANTY DEED

Karen Johnson Davidson County
Batch# 396803 DEEDWARR
05/07/2020 09:13:30 AM 2 pgs
Fees: $13.00 Taxes: $1,087.80
20200507-0047497

JM-SB-RMX-20-7133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: MAY 1, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robbie John Kerr and DaNae Latan Kerr	~~NEW OWNER~~ Summit Funding, Inc	
(NAME)	(NAME)	**126-15-0B-214.00**
7133 Commonwealth Circle	2241 Harvard st, ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Sacramento, CA 95815	
(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 consideration, the receipt of which is hereby acknowledged, **DAVID ALLEN TIDRICK AND COLLEEN COLLINS-TIDRICK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBBIE JOHN KERR AND DANAE LATAN KERR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 155 on the Plan of Section Three, Lexington Point Subdivision of record in Plat in Instrument Number 20020116-0006331 in the Register's 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 David Allen Tidrick, unmarried and Colleen Collins, unmarried, as tenants in common with right of survivorship by Warranty deed from Ian James Moore and wife, Jessica Lynn Moore of record in Instrument No. 20171011-0104214 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 11, 2017.

The said Colleen Collins has since married David Allen Tidrick. As such, she is now known as Colleen Collins-Tidrick.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat at Instrument No. 20020116-006331, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445 as supplemented and restated at Instrument No. 20010522-0052909 and re-recorded at Instrument No. 20020214-0019754 and Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.
- Charter and By-Laws of Lexington Point Homeowners Association of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20020729-0090373 in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20020729-0090372, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress for vehicular access of record in Book 11669, Page 837, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7133 Commonwealth Circle, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 the 1st DAY OF MAY, 2020.

David Allen Tidrick
by Colleen Collins-Tidrick as his Attorney-in-fact

David Allen Tidrick
by Colleen Collins-Tidrick as his Attorney-in-fact

Colleen Collins-Tidrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN COLLINS-TIDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID ALLEN TIDRICK, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID ALLEN TIDRICK.

Witness my hand and official seal, this the 1st of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN COLLINS-TIDRICK, the within named 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 1st of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY