39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 463311 **DEEDWARR**
08/25/2020 12:36:45 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200825-0096179

Y-SB-VRES-20-725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/22 (AFFIX SEAL)

ANGELA T. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Daniel A. Amrhein and Cindy Tran	Fifth Third Bank	
(NAME)	(NAME)	
725 Dover Glen Drive	5001 Kingsley Dr #1M082K	149-07-0A-017.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45227	
(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, **CASEY ANNA GRIFFIN NKA CASEY ANNA HODGE AND NICHOLAS CORY HODGE, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL A. AMRHEIN AND CINDY TRAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 17 on the Plan of Section 1, Chelsea Village of record in Plat Book 7900, Page 119, 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 Casey Anna Griffin, a single woman and Nicholas Cory Hodge, a single man, as tenants in common with right of survivorship by Warranty deed from Nicholas C. Langhans and wife, Ellen Langhans of record in Instrument No. 20150402-0028895 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 02, 2015.

Casey Anna Griffin and Nicholas Cory Hodge having since married. Casey Anna Griffin is now known as Casey Anna Hodge.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 119, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8082, Page 329 and as amended by Book 8083, Page 386, Book 8842, Page 434, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8813, Page 192, in the Register's Office for Davidson County, Tennessee.
- ROW of Dover Glen Drive.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **725 Dover Glen Drive, Antioch, Tennessee 37013**.

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 24th DAY OF AUGUST, 2020.

Casey Anna Hodge by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20200825-0096177, Register's Office for Davidson County, Tennessee.

Nicholas Cory Hodge by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20200825-0096178, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 CASEY ANNA HODGE AND NICHOLAS CORY HODGE, and who acknowledged he/she/they executed the same as the free act and deed of the said CASEY ANNA HODGE AND NICHOLAS CORY HODGE.

Witness my hand and official seal, this the 24th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021