Karen Johnson Davidson County
Batch# 528322 DEEDWARR
12/09/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20201209-0143906

WARRANTY DEED

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

Y-SB-P-20-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

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)
Holly Stewart and Timothy Charles Riehm	Summit Funding, Inc.	
(NAME)	(NAME)	
604 Chadwell Drive	2241 Harvard Street, Suite 200	051-03-0-045.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, **JENNIFER FREEMON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY STEWART, UNMARRIED AND TIMOTHY CHARLES RIEHM, UNMARRIED, AS JOINT TENANTS WITH COMMON LAW RIGHTS 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. 113 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, 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 Jennifer Freemon by Warranty deed from Robert Catlett, married of record in Instrument No. 20130502-0044131 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on May 02, 2013.

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 2133, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2204, Page 47, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and Storm Drainage of record in Book 5517, Page 309, 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: **604 Chadwell Drive, Madison, Tennessee 37115**.

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 30th DAY OF NOVEMBER, 2020.

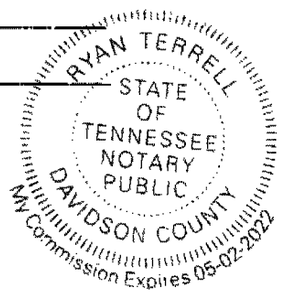
Jennifer Freemon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER FREEMON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, **Angie Lawless**, do hereby 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

