Karen Johnson Davidson County
Batch# 584716 DEEDWARR
03/04/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210304-0028353

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-1060TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00.

Melissa Lowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of February, 2021.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jennifer Fiedler 1122 Woodbury Falls Ct Nashville, TN 37072	**SAME AS NEW OWNER**	128 12 0C 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **D&P Hunter Rental, LP**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Fiedler, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1122 Woodbury Falls Ct Nashville, TN 37072, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 1122 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050216-0017693, and amended in Instrument No. 20060310-0028278, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to D&P Hunter, LP, by deed from David Hunter and Peggy Hunter, dated 02/05/2019 filed and recorded 02/06/2019 of record as Instrument No. 20190206-0011294, said Register's Office.

Tax Map and Parcel ID is as follows 128 12 0C 016.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1122 Woodbury Falls Ct, Nashville, TN 37072

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 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.

LTE File No.: 21-1060TN

Witness my hand this 22nd day of February, 2021.

D&P Hunter Rental, LP

BY: _____
David Hunter
Its: President

BY: _____
Peggy Hunter
Its: Vice President, Secretary & Treasurer

STATE OF TEXAS

COUNTY OF Ellis

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **David Hunter,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President** of **D&P Hunter Rental, LP**, the within named bargainor, a partnership, and that he as **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **President** for the **D&P Hunter Rental, LP.**

Witness my hand and official seal at office this 22nd day of February, 2020.

_____
Notary Public
Commission Expiration:

BRITTON MANN
Notary Public, State of Texas
Comm. Expires 05-23-2022
Notary ID 131580261

STATE OF TEXAS

COUNTY OF Ellis

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Peggy Hunter,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Vice President, Secretary & Treasurer** of **D&P Hunter Rental, LP**, the within named bargainor, a partnership, and that she as **Vice President, Secretary & Treasurer**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Vice President, Secretary & Treasurer** for **D&P Hunter Rental, LP.**

Witness my hand and official seal at office this 22nd day of February, 2020.

_____
Notary Public
Commission Expiration:

BRITTON MANN
Notary Public, State of Texas
Comm. Expires 05-23-2022
Notary ID 131580261

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

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

Christy M Jones

Christy Jones
My Commission Expires:



SEAL