Karen Johnson Davidson County
Batch# 594457 DEEDWARR
03/18/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $980.13
20210318-0035817

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Cody Lambert
5223 Southfork Blvd
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
Lender - Highlands Mortgage
12001 N. Central Expressway
Suite 750
Dallas TX 75243

MAP-PARCEL:
063-16-0C-071.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jeremiah Fitzmartin, an un,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cody Lambert,** 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Hermitage Springs Estate, Section Two, Phase One, a Planned Unit Development, as shown by plat of record in Exhibit "A" to the Instrument No. 20031031-0160338, 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 Cynthia J. Fitzmartin, martin by Warranty deed from John David Hazlett, married of record in Instrument No. 20100727-0058697 Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on July 27, 2010. (Value of consideration shown in the aforementioned deed $149,000.00.)

Being the same property conveyed to Jeremiah Fitzmartin, an unmarried man by Quitclaim deed from Cynthia J. Fitzmartin, a married woman of record in Instrument No. 20150114-0003939 Register's Office for Davidson County, Tennessee, dated January 09, 2015 and recorded on January 14, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5223 Southfork Blvd Old Hickory, Tennessee 37138.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument Number 22221206-0120233; amended in Instrument Nos. 20020130-0013464, 20031006-0147712, 20060703-0078830, 20040226-0022056, 20060815-0100265. And 20141208-0111982, made applicable in 20031031-0160338 and Instrument No 20160921-0099328 easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument Number 20010703-0070299, as shown in Exhibit A in Instrument Number 20031031-0160338 Register's Office for Davidson County, Tennessee.

This is the description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **5223 Southfork Blvd Old Hickory, TN 37138.**

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 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 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.

Witness our hands this 25th day of February, 2021.

Jeremiah Fitzmartin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeremiah Fitzmartin, an unmarried man, the bargainor(s) 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 25th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 10/12/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $264,900.00.

AFFIANT

Subscribed and sworn to before me this 25th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: _____

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024