Karen Johnson Davidson County
Batch# 608425 DEEDWARR
04/06/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,759.35
20210406-0045406

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-08-2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joey Verge and Jill Fitcheard-Verge	New Owners at	
(NAME)	(NAME)	
2232 Arbor Pointe Way	Property Address	137040B02400CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Judy E. Widner, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joey Verge and Jill Fitcheard-Verge ,** HEREINAFTER CALLED THE GRANTEE, 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. 24 on the Plan of Final Plat of Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, 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 Lester D. Widner III and spouse, Judy E. Widner by Special Warranty deed from The Jones Company of Tennessee, LLC., a Missouri limited liability company of record in Instrument No. 20170508-0045325 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 08, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at 20071129-0138522, Covenants, Conditions and Restrictions of record in Instrument No. 20081201-0116546 and amended in Instrument No. 20150122-0006403, Charter of Arbor Crest Owners Association of record in Instrument No. 20060914-0113687, Deed of Conveyance as to Water and Sewage for Arbor Crest Subdivision of record in Book 7542, page 445, Stormwater Detention Agreement of record in Instrument No. 20050321-0030718, Storm Water Detention Agreement of record in Book 6840, page 625, Declaration of Easement of record in Book 6950, page 666, Easement of record in Instrument Number 20160902-0092388, Notice of Hold on Building Permits of record in Instrument Number 20100218-0012599, Dedication of Easement and Maintenance Agreement for Sewage Pumps Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20160616-0060969, Dedication of Easement & Maintenance Agreement of record in Instrument Number 20150723-0072291, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 2232 Arbor Pointe Way Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of April, 2021.

Judy E. Widner

Judy E. Widner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Judy E. Widner** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2021.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022

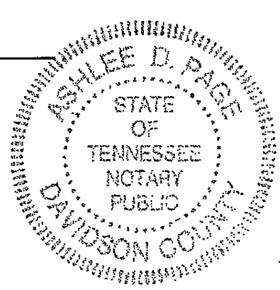
Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature



My Commission Expires: 11/08/2022