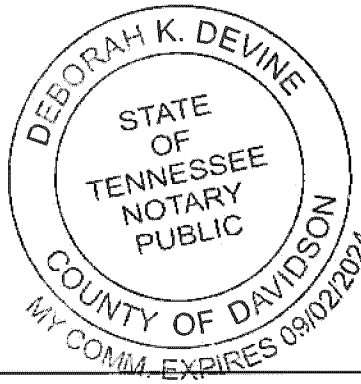
WARRANTY DEED

Karen Johnson Davidson County
Batch# 633647 DEEDWARR
05/11/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,144.15
20210511-0063527



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 2, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shari R. Christenson and Brian R. Christenson	Churchill Mortgage Corporation	Parcel ID: 171 03 0C 010.00
(NAME) 5249 Fredericksburg Way East	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phillip Noe and Suzanne Noe, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shari R. Christenson and Brian R. Christenson, wife and husband**, 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. 243 on the Plan of Section 5C, Fredericksburg R20 Residential P.U.D. of record in Plat Book 7900, Page 509 and Plat Book 9700, Page 48, 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 Phillip Noe and Suzanne Noe, husband and wife, by Warranty Deed from Bryan W. Pennington and wife, Andrea S. Pennington, husband and wife, of record in Instrument No. 20190814-0081013, in the Register's Office of Davidson County, Tennessee, dated August 12, 2019 and recorded on August 14, 2019.

Being the same property conveyed to Bryan W. Pennington and wife, Andrea S. Pennington, by Warranty Deed from Radnor Homes, Inc., of record in Book 10245, Page 90, in the Register's Office of Davidson County, Tennessee, dated October 31, 1996 and recorded on October 31, 1996.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5249 Fredericksburg Way East, Brentwood, TN 37027

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 6 day of May, 2021

Phillip Noe

Suzanne Noe by Phillip Noe, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Phillip Noe, Individually and as Attorney-In-Fact for Suzanne Noe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and further acknowledged that he executed the foregoing instrument on behalf of Suzanne Noe, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Suzanne Noe, for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2021.

Notary Public

My Commission Expires: September 2, 2024

(SEAL)



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY